

Prepared By and Returned To:

Baldwin Park Title, LLC
1430 Lake Baldwin Lane, Suite A
Orlando, FL 32814

File Number: BAL220491

Parcel Identification No.: 07-11-31-7022-00120-0180

WARRANTY DEED

THE GRANTOR(s): **Hugh Pasqual and Olva Pasqual, husband and wife**, Whose address is: PO Box 353022, Palm Coast, FL 32135 (the "Grantor")

Conveys and warrants to: **RH Asset Holdings, LLC, a Florida Limited Liability Company**, Whose address is: 6925 Lake Ellenore Drive, Suite 400, Orlando, FL 32809 (the "Grantee")
(Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in County of **Flagler**, State of **Florida**:

LOT 18, BLOCK 12, SUBDIVISION PLAT WYNNFIELD - SECTION - 22, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE(S) 3 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Tax Parcel No: **07-11-31-7022-00120-0180**
Commonly known as: **42 Westgrill Drive, Palm Coast, FL 32164**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in Fee Simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to August 6, 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

Dated: July 23, 2020

Signed, sealed and delivered in our presence:

Hugh Pasqual
 Hugh Pasqual

Olva Pasqual
 Olva Pasqual

First Witness Signature: Jennifer Suzanne Mills

First Witness Printed Name: Jennifer Suzanne Mills

Second Witness Signature: Karen A. Hunt

Second Witness Printed Name: KAREN A. HUNT

STATE OF Florida }

COUNTY OF Flagler } ss

The foregoing instrument was acknowledged before me this July 23, 2020 (date), by means of ☐ physical presence or ☐ online notarization, by Hugh Pasqual and Olva Pasqual, who is ☐ personally known to me or ☐ produced Id. A. L. as identification.



Notary Public: Jennifer Suzanne Mills

Printed Name: _____

County, _____

My Commission Expires: _____