

Prepared by and return to:
Danielle Acosta
Empower Title, LLC
1533 Dale Mabry Highway, Suite 101
Lutz, FL 33548

File Number: 2078073EFL

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **24th day of September, 2020**, between **Juan Carlos Ochoa** whose post office address is **6215 Lake Lane , Apt 4, Alexandria, VA 22310**, grantor, and **LGI Homes - Florida, LLC A Florida limited liability company** whose post office address is **1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Flagler County, Florida**, to-wit:

Lot 6, Block 55, ROYAL PALMS SECTION 32, PALM COAST, a Subdivision, according to the plat thereof, recorded in Plat Book 10, Page 54, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7032-00550-0060

11 Rockefeller Dr Palm Coast, FL

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Louay AL Hamisi
Witness Name: _____

Juan Carlos Ochoa
Juan Carlos Ochoa

Y. Chsherbakova
Witness Name: yuliya Chsherbakova

State of VA
County of City of Alexandria

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of September, 2020, by Juan C Ochoa who: ☐ is personally known to me or ☒ produced VA DL as identification.

YULIYA CHSHERBAKOVA
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2022
COMMISSION # 7782423

Y. Chsherbakova
(Signature of Notary Public)

Yuliya Chsherbakova
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

Unofficial Copy