

Prepared by and return to:  
**S. Ann Wilson, Esq.**  
**Attorney at Law**  
**Wharton Law Group, P.A.**  
**456 S. Central Avenue**  
**Oviedo, FL 32765**  
**407-365-7193**  
File Number: **020-0200**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **20th** day of **November, 2020** between **Vincent J. Bianchi and Pauline Bianchi, husband and wife** whose post office address is **215 E. Gleneagles Road, Ocala, FL 34472**, grantor, and **Brite Properties of Florida, LLC, a Florida limited liability company** whose post office address is **7345 Greenbriar Parkway, Orlando, FL 32819**, 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 **Flagler County, Florida** to-wit:

**LOT 4, BLOCK 20, OF PALM COAST, MAP OF WYNNFIELD, SECTION 23, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 27, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

**Parcel Identification Number: 07-11-31-7023-00200-0040**

**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, 2019**.

**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:

Witness Name: Ellen Faraci

Witness Name: SA Hanson

Witness Name: Ellen Faraci

Witness Name: SA Hanson

Vincent J. Bianchi (Seal)  
Vincent J. Bianchi

Pauline Bianchi (Seal)  
Pauline Bianchi

State of Florida  
County of Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of November, 2020 by Vincent J. Bianchi and Pauline Bianchi, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Ellen Faraci  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

