

Prepared By:

Olde Florida Title, LLC
2561 Moody Blvd., Suite A-213 , PO BOX 813
Flagler Beach, FL 32136

Return To:

Yumi Sarno
95 CIMMARON DR
Palm Coast, FL 32137

Order No.: FN200498

Property Appraiser's Parcel I.D. (folio) Number:
0711317015000300030

WARRANTY DEED

THIS WARRANTY DEED dated December 28, 2020, by Kevin P. Pycko and Rie Tanakajima, husband and wife, whose post office address is 37 Camellia Drive, Ormond Beach, Florida 32176 (the "Grantor"), to Yumi Sarno, whose post office address is 95 CIMMARON DR, Palm Coast, Florida, 32137 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, 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, viz:

Lot 3, Block 3, Palm Coast, Map of Country Club Cove, Section 15, according to the map or plat thereof, as recorded in Map Book 6, Page 68 through 72, inclusive, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, Page 528 of the Public Records of Flagler County, Florida.

Grantor Warrants That Property Does Not Constitute Their Homestead Property

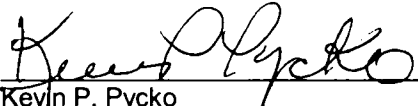
Subject to easements, restrictions, reservations and limitations of record, if any.

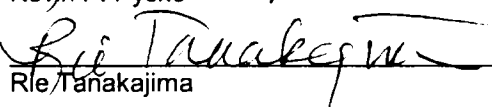
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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: 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

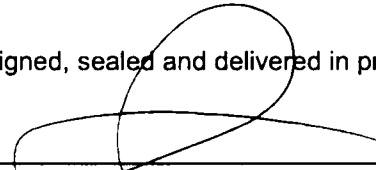


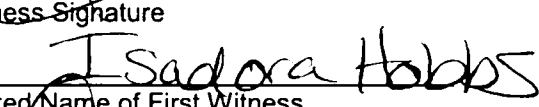
Kevin P. Pycko


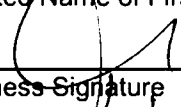
Rie Tanakajima

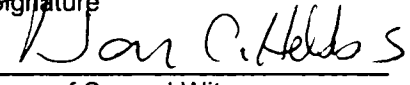
Grantor Address:
37 Camellia Drive
Ormond Beach, FL 32176

Signed, sealed and delivered in presence of:



Witness Signature


Printed Name of First Witness


Witness Signature


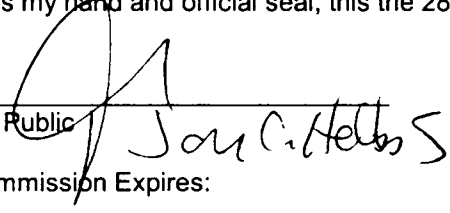
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF FLAGLER

I, Jon C. Hobbs, a Notary Public for the County of Flagler and State of Florida, do hereby certify that Kevin P. Pycko and Rie Tanakajima, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th of December, 2020.



Notary Public

My Commission Expires:

(SEAL)

