



Prepared by
Heather Abshier, an employee of
First American Title Insurance Company
12740 Gran Bay Parkway, Suite 2120
Jacksonville, Florida 32258
(904)519-7700

Return to: Grantee

File No.: 2237-2678824

WARRANTY DEED

THIS INDENTURE, executed on **May 18, 2021**, between

Svetlana Sych

whose mailing address is: 20 Carol Lane, Richboro, PA 18954,
hereinafter called the "grantor", and

WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability Company

whose mailing address is: 3091 Governors Lake Drive, Suite 300, Norcross, GA 30071,
hereinafter called 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: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Flagler** County, **FL**, to-wit:

Lot 8, Block 43, PALM COAST, MAP OF PINE GROVE - SECTION-25 according to the Plat thereof,
recorded in Map Book 9, Pages 1-19, inclusive, of the Public Records of Flagler County, Florida

Parcel Identification Number: **07-11-31-7025-00430-0080**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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 December 31st of 2020.

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

Svetlana Sych
Svetlana Sych

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Kyle Conway
Print Name

[Signature]
Witness Signature
JOSEPH MCGOWAN
Print Name

State of Pennsylvania
County of Bucks

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence or online notarization, on 15th day of **May, 2021**, by **Svetlana Sych** who is/are personally known to me or has/have produced driver's license as identification.

[Signature]
Notary Public

Coralis M. Soto Santiago
(Printed Name)

Commonwealth of Pennsylvania - Notary Seal
CORALIS M SOTO SANTIAGO - Notary Public
Bucks County
My Commission Expires December 21, 2024
Commission Number 1364757

My Commission expires: December 21, 2024

{Notarial Seal}