

PREPARED BY:

KRISTINA PAULTER, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

KENNEDY & JACKSON
5851 SAN FELIPE ST., STE. 925
HOUSTON, TX 77057

PARCEL ID NO.: 07-11-31-7058-00790-0060

PURCHASE PRICE PAID: \$10.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.70

Warranty Deed

THIS WARRANTY DEED is made on September 10, 2021, by VICENTE T. CASTILLO, JR. and MARIA SONIA M. CASTILLO, also known as SONIA M. CASTILLO, husband and wife, whose address is 3902 Louvre Lane, Houston, TX 77082 (herein, "Grantor"), to VICENTE T. CASTILLO, JR. AND MARIA SONIA M. CASTILLO, TRUSTEES, or any successors in trust, under the CASTILLO FAMILY LIVING TRUST dated June 11, 2021 and any amendments thereto, whose address is 3902 Louvre Lane, Houston, TX 77082 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Flagler, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4 Second Path, Palm Coast, FL 32164

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

Witnesses:

[Signature]
 Witness #1 signature
Sarah Stasio
 Printed name of witness #1

[Signature]
 Witness #2 signature
Sabine Kintzele
 Printed name of witness #2

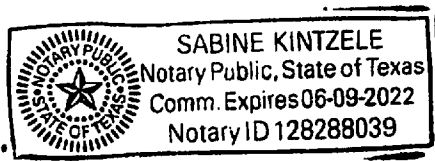
Grantor:

Vicente T. Castillo, Jr.
 Vicente T. Castillo, Jr.

STATE OF TEXAS
 COUNTY OF HARRIS

This instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, on September 10, 2021, by Vicente T. Castillo, Jr., [☒] who is personally known to me OR [☐] who has produced _____ as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 17.05].

[Affix Notary Seal]



[Signature]
 SIGNATURE OF NOTARY PUBLIC
 My commission expires: 6-9-22

Witnesses:

[Signature]
Witness #1 signature

Sarah Stasio
Printed name of witness #1

[Signature]
Witness #2 signature

Sabine Kintzele
Printed name of witness #2

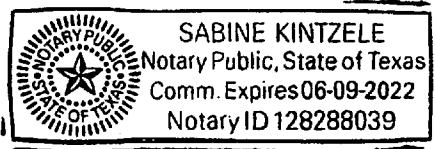
Grantor:

Maria Sonia M. Castillo
Maria Sonia M. Castillo, also
known as Sonia M. Castillo

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on September 10, 2021, by Maria Sonia M. Castillo, also known as Sonia M. Castillo, ☒ who is personally known to me OR ☐ who has produced _____ as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]



[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06-09-2022

EXHIBIT A

Lot 6 of Block 79, of PALM COAST, Map of SEMINOLE PARK, Section 58, according to the plat thereof, as recorded in Map Book 19, at Page 40, of the Public Records of Flagler County, Florida.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

VICENTE T. CASTILLO, JR. AND
MARIA SONIA M. CASTILLO, TRUSTEES
3902 Louvre Lane
Houston, TX 77082

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.