

Prepared By and Return To:

All Florida Title LLC
50 Leanni Way, Suite E2
Palm Coast, FL 32137

Order No.: 21-264

Property Appraiser's Parcel I.D. (folio) Number:
07-11-31-7035-01110-0120

Consideration:\$ 319,900.00
Documentary Stamps:\$2,239.30

WARRANTY DEED

THIS WARRANTY DEED dated February 8, 2022 by Joe Young, manager, on behalf of Intracoastal Properties V LLC, existing under the laws of Florida, and having its principal place of business at P.O. Box 9, Cissna Park, Illinois 60924 (the "Grantor"), to Douglas C Moore Aurea Padolina Moore, husband and wife, whose post office address is 40 Biscayne 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 No Dollars And No/100 Dollars (\$0.00) 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 12, of Block 111, of Palm Coast, Map of Belle Terre, Section 35, according to the Plat thereof, as Recorded in Map Book 11, Page 20, of the Public Records of Flagler County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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: December 31, 2021.

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

Intracoastal Properties V, LLC

BY: Joe Young
Joe Young

Signed, sealed and delivered in presence of:

Julie Ann Wittmer
Witness Signature

Julie Ann Wittmer
Printed Name of First Witness

B. Foster
Witness Signature

B. Foster
Printed Name of Second Witness

Grantor Address:
P.O. Box 9
Cissna Park, IL 60924

State of Florida

County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence this ____ of February, 2022 by Joe Young who produced driver's license as identification.

Julie Ann Wittmer
Notary Public

Affix stamp/seal:

