

Prepared By and Return To:

Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Order No.: 22-0526

Property Appraiser's Parcel I.D. (folio) Number:
07-11-31-7035-00980-0370

299,900

WARRANTY DEED

THIS WARRANTY DEED dated September 19, 2022, by Coast Home Management, LLC. A Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at P.O. Box 1260, Flagler Beach, Florida 32136 (the "Grantor"), to Maximilian Kemnitz and Patricia Tanuja Kemnitz, husband and wife, whose post office address is 127 Bud Hollow Drive, 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 Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars (\$299,900.00) 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 37, of Block 98, of PALM COAST, MAP OF BELLE TERRE, SECTION 35, according to the plat thereof, as recorded in Map Book 11, Page 18, of the Public Records of Flagler County, Florida.

GRANTOR WARRANTS THIS IS NOT HOMESTEAD

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: 2021.

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

Signed, sealed and delivered in presence of:

Tamara M. Hiller

Witness Signature

Tamara M. Hiller

Printed Name of First Witness

Dawn R. Rice

Witness Signature

Dawn R. Rice

Printed Name of Second Witness

Coast Home Management, LLC, a Florida limited liability company

By: Marvin H Howell Living Trust, Manager

Marvin H Howell

Marvin H Howell, as Trustee

Pamela R. Howell

Pamela R Howell, as Trustee

Coast Home Management, LLC, a Florida limited liability company

By: Pamela R. Howell Living Trust, Manager

Pamela R. Howell

Pamela R Howell, as Trustee

Marvin H Howell

Marvin H Howell, as Trustee

Grantor Address:

P.O. Box 1260

Flagler Beach, FL 32136

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was executed and acknowledged before me this 19th day of September 2022, by means of ✓ Physical Presence or Online Notarization, by Marvin H Howell Living Trust, Manager of Coast Home Management, LLC, a Florida limited liability company and Pamela R. Howell Living Trust, Manager of Coast Home Management, LLC, a Florida limited liability company, who is personally known to me or has produced a Drivers License as identification.

SEAL

Tamara M. Hiller

Notary Public

