

This document prepared by/return to:

Debra L. Dandar, Attorney
Tampa Bay Elder Law Center
3611 West Azeele Street
Tampa, FL 33609
813-282-3390
TampaBayElderLawCenter.com

WARRANTY DEED

THIS INDENTURE, executed this 9 day of January, 2023, by the first party, ESIQUIO JAMES PINA, Successor Trustee of the ESIQUIO PINA, JR. LIVING TRUST, DATED APRIL 3, 2018, and any amendments thereto, whose address is 6021 West Hanna Avenue, Tampa, Florida 33634, Grantor, to the second party, ESIQUIO JAMES PINA, a married man, whose address is 855 Broadway, Norwood, New Jersey 07648, Grantee.

WITNESSETH, that the said Grantor, for the sum of Ten (\$10.00) Dollars and other good and valuable consideration paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Flagler, State of Florida, to wit:

Lot 2, Block 21, of PALM COAST, Map of PINE GROVE SECTION 24, according to the map or plat thereof as recorded in Map Book 8, Page 46 of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler County, Florida.)

PIN: 07-11-31-7024-00210-0020

Property Address : 164 Pritchard Drive, Palm Coast, Florida 32164

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

THIS CONVEYANCE is subject to the following and by accepting this Deed, Grantee does hereby agree to assume and abide by the following:

Conditions, restrictions, limitations and easements of record; subject to taxes for the current year and subsequent years not yet due and payable, and all valid zoning restrictions, ordinances and prohibitions imposed by governmental authority, if any.

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.

Note: The Trust Agreement noted above permits the sale, transfer, mortgage, lease or other conveyance of the property described above, even if homestead property, upon the signature of aforesaid Trustee.

This Deed was prepared without the benefit of a title search. The legal description was provided to the preparer. The preparer assumes no liability for the accuracy of the legal description and no opinion of title has been made by the preparer.

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

Signed, sealed and delivered in the presence of:

Jocelyn A. Pina
Signature of Witness One

Jocelyn A. Pina
Printed Name of Witness One

Solie Zack
Signature of Witness Two

Solie Zack
Printed Name of Witness Two

Esiquio Pina, Jr.
**ESQUIO PINA, JR., Successor Trustee
of the Esiquio Pina, Jr. Living Trust
dated April 3, 2018**

STATE OF New Jersey)

COUNTY OF Bergen)

I HEREBY CERTIFY, that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared ESQUIO JAMES PINA, by means of physical presence, who produced NJD as identification, and who executed the foregoing instrument, acknowledging before me that it is executed for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day of January, 2023.

[Signature]
Notary Public

(Seal)

JASON P. VER HAGE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 10, 2024