

**Prepared By and Return To:**

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

Order No.: 22-164

Property Appraiser's Parcel I.D. (folio) Number:  
07-11-31-7035-00740-0120

Consideration: \$ 535,000.00  
Documentary Stamps: \$3,745.00

**WARRANTY DEED**

THIS WARRANTY DEED dated February 14, 2023 by 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 Brian Macomber, whose post office address is 20 N. Waterview 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, Block 74, Belle Terre - Section 35, Palm Coast, according to the Plat thereof, recorded in Map Book 11, Page(s) 14, 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, 2022.

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:

Intracoastal Properties V LLC

BY: \_\_\_\_\_

Joe Young  
Manager

\_\_\_\_\_  
Witness Signature

Wittmer  
\_\_\_\_\_  
Printed Name of First Witness

**Grantor Address:**

P.O. BOX 9  
Cissna Park, IL 60924

\_\_\_\_\_  
Witness Signature

Chelsea Medina  
\_\_\_\_\_  
Printed Name of Second Witness

State of Florida

County of Flagler

The foregoing instrument was acknowledged before me, by means of physical presence this 14 of February 2023, by Joe Young, Manager, on behalf of Intracoastal Properties V, LLC who produced a drivers license as identification.

\_\_\_\_\_  
Notary Public

Affix stamp/seal:

