

**Prepared By and Return To:**  
Avis Title Insurance Agency, Inc.  
15 Cypress Branch Way, Suite 203  
Palm Coast, FL 32164

Order No.: 23-0170

Property Appraiser's Parcel I.D. (folio) Number:  
271030-4260-00000-0470

## WARRANTY DEED

THIS WARRANTY DEED dated May 11, 2023, by Seagate Homes, LLC, a Florida Limited Liability Company, existing under the laws of FLORIDA, and having its principal place of business at 185 Cypress Point Pkwy, Ste 7, Palm Coast, Florida 32164 (the "Grantor"), to Roland A. Kenyon and Donna A. Kenyon, Husband and Wife, whose post office address is 11 Matanzas Lakes 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 Three Hundred Sixty-One Thousand Three Hundred Twenty-Seven And 50/100 Dollars (\$361,327.50) 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 47, of MATANZAS LAKES, according to the plat thereof, as recorded in Map Book 39, Pages 32 through 35, of the Public Records of Flagler County, Florida.

**GRANTOR WARRANTS THIS IS NOT HOMESTEAD PROPERTY**

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: 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:

[Signature]  
Witness Signature

Amanda Leonard  
Printed Name of First Witness

[Signature]  
Witness Signature

April M. Cote  
Printed Name of Second Witness

SEAGATE HOMES, LLC. A FLORIDA LIMITED LIABILITY COMPANY, BY SEAGATE MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: [Signature]  
Robert Gazzoli, Manager of SEAGATE MANAGEMENT, LLC

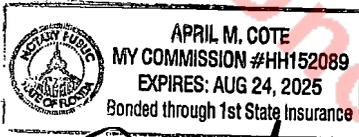
Grantor Address:  
185 Cypress Point Pkwy, Ste 7  
Palm Coast, FL 32164

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was executed and acknowledged before me this 11th day of May 2023, by means of  Physical Presence or  Online Notarization, by Robert Gazzoli, Manager of SEAGATE MANAGEMENT, LLC, Manager of Seagate Homes, LLC, A Florida Limited Liability Company and who is personally known to me or has produced a Drivers License as identification.

SEAL



[Signature]  
Notary Public

Official Copy