

Prepared By and Return To:

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

Order No.: 23-202

Property Appraiser's Parcel I.D. (folio) Number:
07-11-31-7001-00080-0130

Consideration: \$339,900.00
Documentary Stamps: \$2,379.30

WARRANTY DEED

THIS WARRANTY DEED dated July 21, by Shannon Elisabeth Levesque, Married whose post office address is 120 Rosehall Drive, Lake Zurich, Illinois 60047 (the "Grantor"), to Maurice R. Bailado and Patricia I. Bailado, husband and wife, whose post office address is 44 Fernwood Lane, 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 13, Block 8, Palm Coast, Map of Florida Park, Section 1, Revised, according to the Plat thereof, recorded in Plat Book 5, Page(s) 86 through 92 and as amended in Official Record Book 35, Page 528, of the Public Records of Flagler County, Florida.

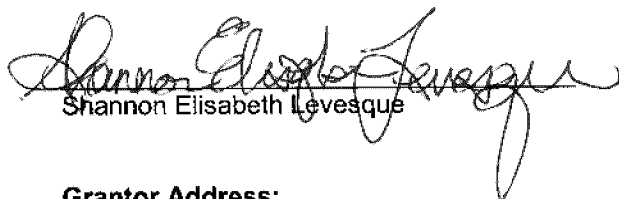
Subject to easements, restrictions, reservations and limitations of record, if any.

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.

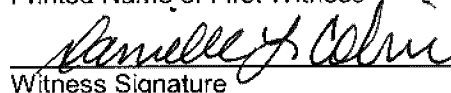

Shannon Elisabeth Levesque

Grantor Address:
120 Rosehall Drive
Lake Zurich, IL 60047

Signed, sealed and delivered in presence of:


Witness Signature

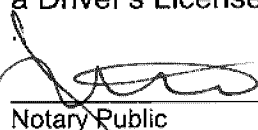
Printed Name of First Witness


Witness Signature

Danielle Colvin
Printed Name of Second Witness

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me, by means of physical presence this 21 day of July 2023, by Shannon Elisabeth Levesque, who produced a Driver's License as identification.


Notary Public

Affix stamp/seal:

