

Prepared by and Return to:
THOMAS R. OLSEN, ESQ.
2518 Edgewater Drive
Orlando, FL 32804
File No.:

Parcel ID #: 40-10-31-3250-00170-0100

WARRANTY DEED

THIS WARRANTY DEED is made on September 5th, 2023, by **TERRASA LINDBERG a/k/a TERESA LINDBERG joined by her husband, CARL D. LINDBERG, JR.**, hereinafter called the "Grantor", to **TERRASA LINDBERG and CARL D. LINDBERG, JR., a married couple**, whose mailing address is 2175 SE 477th Ave. in Old Town, FL 32680, hereinafter called the "Grantee":

WITNESSETH: That the Grantor, for love and affection, has granted, bargained and sold to the Grantee, his heirs and assigns forever, the following described land situate in Flagler County, Florida, to wit:

Grantor's 1/2 interest in

Lots 10 and 11, Block 17, SECOND ADDITION TO JOHNSON BEACH, according to the plat thereof as recorded in Plat Book 5, Page 69, Public Records of Flagler County, Florida.

a/k/a 42 First Ave. in Palm Coast, FL 32137

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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, and hereby 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 for:

1. Taxes for the current year and all subsequent years.
2. Covenants, restrictions, easements and limitations of record, if any, but not to reimpose the same.
3. Zoning ordinances.

"Grantor" and "Grantee" are used for singular and plural, as context requires.


The preparer of this instrument has not examined title to the property, has utilized legal descriptions provided by the grantor, and has relied upon the representations of the grantor that


grantor is the holder of title to the property. Accordingly, the preparer disclaims any liability or responsibility that may result from the failure of grantor to hold such title in the manner represented.


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:


Witness Signature
Samantha Lea
Printed Witness Name


TERRASA LINDBERG
2175 SE 477th Ave. in Old Town, FL 32680

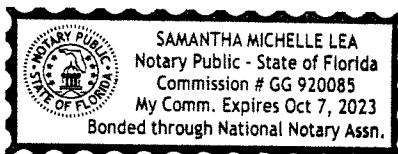

Witness Signature
STEVEN L. NEMETZ
Printed Witness Name

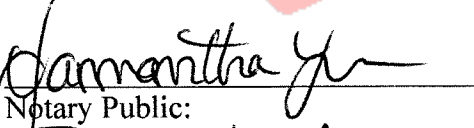

CARL D. LINDBERG, JR.
2175 SE 477th Ave. in Old Town, FL 32680

STATE OF FLORIDA,
COUNTY OF Levy

Sworn to or affirmed and subscribed before me, **by means of ☒ physical presence**
or ☐ **online notarization**, on September 5th, 2023, by **TERRASA LINDBERG and**
CARL D. LINDBERG, JR., who produced a driver's license as identification and who personally
appeared before me at the time of notarization and acknowledged signing the foregoing document.

(SEAL)




Notary Public:
Samantha Lea
Printed Notary Name
My Commission Expires: 10/07/2023