

PREPARED BY & RETURN TO:  
Susan Flanagan  
Covenant Closing & Title Services  
4879 Palm Coast Parkway NW, Suite 4  
Palm Coast, FL 32137

Incident to the fulfillment of conditions contained  
in title insurance commitment issued by it.

Tax ID #: 29-12-32-4990-00000-0614  
File No: 22-206007-3

## WARRANTY DEED

(Limited Liability Company)

This Warranty Deed made this 18<sup>th</sup> day of October, 2023 by **Floricol Properties, LLC, a Colorado Limited Liability Company**, and having its place of business at: 13976 West Bowles Ave. Suite 202, Littleton, CO 80127 hereinafter called the grantor,

to: **James Edward Brickner and Laura Anne Brickner, husband and wife as Trustees of The James Edward Brickner and Laura Anne Brickner Joint Revocable Living Trust dated June 21, 2016**, whose post office address is: 384 Deer Crossing Road, Saint Augustine, FL 32086, hereinafter called the grantee,

*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of company.)*

**WITNESSETH:** That said grantor, for and in consideration of the sum of **\$280,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Flagler County, Florida**, viz:

**Unit 614, of OCEAN VIEW MANOR CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 231, Page 836, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**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**, reservations, restrictions and easements of record, if any.

In Witness Whereof, the Grantor has caused these presents to be executed, the day and year first above written.

*Signed, sealed and delivered in our presence:*

Tomance Snyder  
Witness #1 Sign

Floricol Properties, LLC, a Colorado Limited Liability Company

Tomance Snyder  
Witness #1 Print

Thomas Bauder, Manager

Cassandra Sanchez  
Witness #2 Sign

Lora A.B. Bauder, Manager

Cassandra Sanchez  
Witness #2 Print

\*\*\*TWO SEPARATE WITNESSES REQUIRED\*\*\*

State of Colorado  
County of Adams

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of October, 2023 by **Thomas Bauder and Lora A.B. Bauder, as Managers of Floricol Properties, LLC, a Colorado Limited Liability Company**, on behalf of the company, who are personally known to me, or provided valid government issued identification.

(Notary Seal)

Chia Syda Yang  
Notary Public

My commission expires: 10/18/2027

