



Prepared by and Return to:
Susie Randazzo, an employee of
First International Title
12534 West Atlantic Blvd.
Coral Springs, FL 33071

File No.: 236955-25

WARRANTY DEED

This indenture made on **December 19, 2023** by **KATHY TELISNOR and ELI TELISNOR**, whose address is: **14 CHARLES ST, HYDE PARK, MA 02136** hereinafter called the "grantor", to **Holiday Builders, Inc., a Florida corporation**, whose address is: **2293 West Eau Gallie Boulevard, Melbourne, FL 32935**, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Flagler County, Florida**, to-wit:

Lot 6, Block 65, SEMINOLE PARK-SECTION 58 SEMINOLE WOODS AT PALM COAST, according to the Plat thereof, recorded in Plat Book 19, Page(s) 26 through 40, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7058-00650-0060

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Kathy Telisnor
KATHY TELISNOR

Eli Telisnor
ELI TELISNOR

Signed, sealed and delivered in our presence:

Nana A. Adjie-Saifah
1st Witness Signature

Adrienne Adjie-Saifah
2nd Witness Signature

Print Name: NANA A. ADJIE-SAIFAH

Print Name: Adrienne Adjie-Saifah

Address: 15 CHARLES ST.
HYDE PARK MA 02136

Address: 15 Charles St
Hyde Park, MA 02136

State of Massachusetts

County of Suffolk

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or () online notarization on December 19 2023, by KATHY TELISNOR and ELI TELISNOR, who () is/are personally known to me or who (☒) produced a valid DRIVERS LICENSE as identification.

Zytorria Broadus
Notary Public Signature

Printed Name: Zytorria Broadus

My Commission Expires: Sept. 1 2028

(NOTARY SEAL)

