

**PREPARED BY AND RETURN TO:**

Mio M. Alicea-Finn  
Executive Title I, Inc.  
395 Palm Coast Parkway SW Unit #3  
Palm Coast, Florida 32137  
File 23-2785  
Parcel ID #07-11-31-7034-00730-0070

**WARRANTY DEED**

THIS WARRANTY DEED, executed this 14<sup>th</sup> day of January, 2024, by **Thomas H. Wagner and Nanette P. Parratto-Wagner, husband and wife** (hereinafter called the grantor), whose mailing address is 14349 Chinese Elm Drive, Orlando, Florida 32828 to **Unity Development Investments, LLC, a Florida Limited Liability Company**, whose mailing address is 755 Crandon Blvd, Ste 8, Key Biscayne, Florida 33149 (hereinafter called 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 \$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, viz:

**LOT 7, BLOCK 73, MAP OF EASTHAMPTON - SECTION 34, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 11, PAGE(S) 37, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

Subject to:

- (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record; and
- (d) Ad valorem taxes and maintenance fees for the year 2024 and subsequent years which are not yet due and payable.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

The subject property is not the constitutional homestead property of the Grantor, and neither the Grantor, nor any member of his family, reside thereon.

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, 2023.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

**WITNESSES:**

Helene Helton  
 Print Name: Helene Helton  
 Address: 16547 Cedar Crest Dr

X Mounif Arsalane  
 Print Name: Mounif Arsalane  
 Address: 12727 Downstream Cir  
Orlando - 32827

X  
 Thomas H. Wagner

X  
 Nanette P. Parratto-Wagner

STATE OF Florida  
 COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th of January, 2024 by Thomas H. Wagner and Nanette P. Parratto-Wagner, husband and wife, who is personally known to me or who has produced Drivers license as identification.

Shanzay Gulzar

[Notary Seal]



Shanzay Gulzar  
 Comm.: HH 282075  
 Expires: June 28, 2026  
 Notary Public - State of Florida

Notary Public

Shanzay Gulzar

Name typed, printed or stamped

Commission Expires: June 28, 2026