

Prepared by and return to:

Nicole Frederick
Title Forward
600 North Westshore Boulevard
701
Tampa, FL 33609
(267) 908-8999
File No FL-67440

Parcel Identification No 38-12-31-5445-00000-0140

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 27th day of February, 2024 between Carlos L. Munoz and Diana C. Heister- Munoz, a married couple, whose post office address is 6949 Cypress Spring Court, St. Augustine, FL 32086, of the County of St. Johns, State of Florida, Grantors, to Donna Marie DuRant and Marion Dwight DuRant, wife and husband, whose post office address is 286 Booth Road, Ormond Beach, FL 32174, of the County of Volusia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Flagler, Florida, to-wit:

Lot 14, Seaside Landings, according to the map or plat thereof, as recorded in Plat Book 38, Page(s) 40 through 44, inclusive, of the Public Records of Flagler County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Diana C. Heister- Munoz
Diana C. Heister- Munoz

Dawn Bissonnette
WITNESS

PRINT NAME: Dawn Bissonnette

Michael Bissonnette
WITNESS

PRINT NAME: Michael Bissonnette

234 Edgewood Dr.
Colchester, Vt 05446
WITNESS 1 ADDRESS

234 Edgewood Drive
Colchester, Vt
WITNESS 2 ADDRESS

STATE OF Vermont
COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of ~~XX~~ physical presence or () online notarization this 26th day of February, 2024, by Diana C Heister- Munoz.

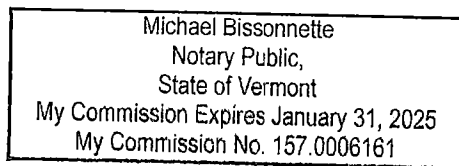
Michael Bissonnette
Signature of Notary Public

Print, Type/Stamp Name of Notary Michael Bissonnette

Personally Known: _____ OR Produced Identification: XXXX

Type of Identification

Produced: Drivers License



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carlos L. Munoz
Carlos L. Munoz

Judith A. Gumbrecht
WITNESS

PRINT NAME: Judith A. Gumbrecht

Christine Mangerian
WITNESS

PRINT NAME: Christine Mangerian

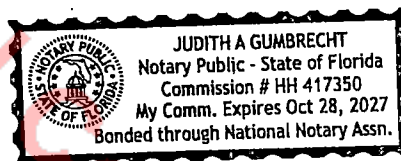
16 Sea Flower Path
Palm Coast FL 32164
WITNESS 1 ADDRESS

16 Sea Flower Path
Palm Coast, FL 32164
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of February, 2024, by Carlos L. Munoz.

Judith A. Gumbrecht
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: t

Type of Identification

Produced: Driver License