

Prepared by:
Susan M Jones
Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137
File Number: 2024-2839

General Warranty Deed

Made this March 1, 2024 A.D. By **Roseann Conklin, an unmarried woman and Danielle Dawn Conklin, an unmarried woman** whose address is: Henry Circle, Apt 719, Flagler Beach, FL 32136, hereinafter called the grantor, to **Bodeker Family Trust, dated Dated February 21, 2021**, whose post office address is: 14 Wallstone Place, Palm Coast, FL 32164, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 3, Block 36, Palm Coast, Map of Wynnfield, Section 19, according to the map or plat thereof, as recorded in Map Book 7, Page 25 through 30, of the Public Records of Flagler County, Florida.

Parcel ID Number: **07-11-31-7019-00360-0030**

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 December 31, 2023.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Signature Witness Printed Name: <u>Susan M Jones</u> Witness Address: <u>300 Palm Coast Pkwy NE</u> <u>Palm Coast, FL 32137</u>	Roseann Conklin Roseann Conklin Henry Circle, Apt 719, Flagler Beach, FL 32136
2nd Witness Signature Witness Printed Name: <u>Melissa Cammann</u> Witness Address: <u>300 Palm Coast Pkwy NE</u> <u>Palm Coast, FL 32137</u>	Danielle Dawn Conklin Danielle Dawn Conklin 244 Gula Cir, Daytona Beach, FL 32124

STATE OF FLORIDA
 COUNTY OF FLAGLER

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization this 1st day of March, 2024, by Roseann Conklin and Danielle Dawn Conklin.

Susan M Jones
 Signature of Notary Public
 Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: drivers license

