

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-162335A
Parcel ID Number:

Warranty Deed

This WARRANTY DEED, dated March 21, 2024 A.D. By:
Intracoastal Properties V, LLC, a Florida limited liability company
whose address is: P.O. Box 9, Cissna Park, Illinois 60924,
hereinafter called the GRANTOR, to:
Charm Investment Group, Inc., a Florida corporation
whose post office address is: 11434 Stone Pine Street, Riverview, Florida 33569,
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 10, Block 25, Royal Palms - Section-33 Palm Coast, according to the map or plat thereof, as recorded in Map Book 10, Page 67 through 77, inclusive, of the Public Records of Flagler County, Florida.

Lot 24, Block 44, of Palm Coast, Map of Pine Grove, Section 28, according to the plat thereof, recorded in Plat Book 9, Page 51 of the Public Records of Flagler County, Florida.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2024 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

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

Signed, sealed and delivered in the presence of the following witnesses:

Sign Richard A. Swiney
Witness Printed Name Richard A. Swiney
Address: P.O. Box 572 Cissna Park, IL 60924

Intracoastal Properties V, LLC, a Florida limited liability company

Sign Gerald King
Witness Printed Name GERALD KING
Address: PO Box 97 Cissna Park IL 60924

BY: Joseph Young (Seal)
Joseph Young, Manager

State of ILLINOIS
County of IPACKERS

The foregoing instrument was sworn to, subscribed and acknowledged before me this 19 day of March, 2024, by means of ☒ physical presence or () online notarization, by Joseph Young, as Manager of Intracoastal Properties V, LLC, a Florida limited liability company, who is personally known to me or who has produced photo Drivers License as identification.

FL Brent G. Danforth
Notary Public
Print Name: Brent G. Danforth

My Commission Expires:

