

Prepared by, Record and Return to:
Southern Title Holding Company, LLC
Anjanette Stevens
50 Leanni Way Suite D-4
Palm Coast, FL 32137

File Number: FC249630

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WARRANTY DEED

This Warranty Deed made this 4th day of June, 2024, between Hulbert Homes Inc., a Florida Corporation, whose post office address is 5116 S. Lakeland Drive, Lakeland, FL 33813, Grantor, to Jaclyn B. Miller and Ty Miller, wife and husband whose post office address is 102 Buttonworth Drive Palm Coast, FL 32137, Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the Flagler County, Florida, to-wit:

LOT 1, BLOCK 68, SUBDIVISION PLAT BELLE TERRE - SECTION-35 PALM COAST PARK AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGES 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

The subject property is not the homestead, nor is it contiguous to the homestead, of the Grantor.

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.

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 SOUTHERN TITLE®

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 for 2024 and thereafter.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature]
First Witness Signature
Ruthie Hall
First Witness Printed Name
3910 Ariva Loop Apt. 207
First Witness Street Address
Lakeland, FL 33812
First Witness City, State, Zip
[Signature]
Second Witness Signature
Stephanie Peacock
Second Witness Printed Name
11020 Lakewood Dr N
Second Witness Address
Lakeland FL 33813
Second Witness City, State, Zip

Hulbert Homes Inc., a Florida Corporation

By: [Signature]
Mark Hulbert, President

5116 S. Lakeland Drive
Lakeland, FL 33813

State of Florida county of Polk

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 31 day of May, 2024, by Mark Hulbert, President of Hulbert Homes Inc., a Florida Corporation, who () is personally known to me or (X) has produced Driver(s) License as identification.

[Signature]
Notary Public Signature
Printed Name: Ruthie Hall
My Commission Expires: 4/11/2026
SEAL:

