

**Prepared By and Return To:**

Parkway Title, LLC  
Attn: Amanda Lawyer  
1101 N. Lake Destiny Rd., Suite 425  
Maitland, FL 32751

Order No.: FL-24060045-CMP

Property Appraiser's Parcel I.D. (folio) Number:  
07-11-31-7023-00480-0190

**WARRANTY DEED**

THIS WARRANTY DEED dated July 19, 2024, by WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company, aka WJH LLC, a Delaware limited liability company dba WJHFL LLC, a Foreign Florida limited liability company, existing under the laws of Delaware, and having its principal place of business at 2325 Lakeview Parkway, Suite 600, Alpharetta, Georgia 30009 (the "Grantor"), to Roxanna Kathleen McHenry and Gregory John McHenry, Jr., whose post office address is 40 White Dove Ln, Palm Coast, Florida, 32164 (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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

Lot 19, of Block 48, of SUBDIVISION PLAT WYNNFIELD - SECTION-23 PALM COAST, according to the plat thereof, as recorded in Map Book 8, Page 23, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, 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 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: 2023.

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

Signed, sealed and delivered in presence of:

  
 Witness Signature  
Tara Rinehart  
 Printed Name of First Witness

1101 N. Lake Destiny Road, Suite 425,  
 Maitland, FL 32751

Address of First Witness

  
 Witness Signature

SARAH SEGREST  
 Printed Name of Second Witness

1101 N. Lake Destiny Road, Suite 425,  
 Maitland, FL 32751

Address of Second Witness

WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company

BY: 


Karina Juhnke  
 Closing Manager

**Grantor Address:**

2325 Lakeview Parkway, Suite 600  
 Alpharetta, GA 30009

STATE OF FLORIDA  
 COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 17 day of July, 20 20 by Karina Juhnke as Closing Manager of WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company., [X] who is personally known to me or who has produced FLDL (type of identification) as identification.

  
 Notary Public  
 Printed Name: SARAH SEGREST  
 Commission # 4110126  
 My Commission Expires: 4/10/26

