

Prepared By and Return To:

Coast Title Insurance Agency, Inc.
Attn: Amanda Hawkins
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Order No.: 24-0291

Property Appraiser's Parcel I.D. (folio) Number:
07-11-31-7023-00110-0040

WARRANTY DEED

THIS WARRANTY DEED dated August 9, 2024, by Douglas E. Garrison and Jill W. Garrison, husband and wife, whose post office address is 224 Bradleys Line Drive, Senoia, Georgia 30276 (the "Grantor"), to Sean Tice and Monica Tice, husband and wife, whose post office address is 50 Whispering Pine Drive, 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 Two Hundred Ninety Thousand And No/100 Dollars (\$290,000.00) 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 4, of Block 11, of PALM COAST, MAP OF WYNNFIELD, SECTION 23, according to the plat thereof, as recorded in Map Book 8, Page 26, of the Public Records of Flagler County, Florida.

Grantor warrants this is not homestead property.

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: 12/31/2024.

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:

Michelle Hobbs

Witness Signature

Michelle Hobbs

Printed Name of First Witness

Douglas E. Garrison

Douglas E. Garrison

Jill W. Garrison

Jill W. Garrison

1741 Newnan Xing Blvd Newnan, GA 30245

Address of First Witness

Michelle A. Dinsmore

Witness Signature

Michelle A. Dinsmore

Printed Name of Second Witness

Grantor Address:

224 Bradleys Line Drive

Senoia, GA 30276

1741 Newnan Xing Blvd Newnan, GA 30245

Address of Second Witness

STATE OF Georgia

COUNTY OF Pike

The foregoing instrument was executed and acknowledged before me this 1 day of August 2024, by means of X Physical Presence or Online Notarization, by Douglas E. Garrison and Jill W. Garrison, who are personally known to me or who has provided DRIVERS LICENSE as identification.

SEAL

Michelle Hobbs

Notary Public

