

PREPARED BY AND RETURN TO:

DIANE A. VIDAL, ESQUIRE
CHIUMENTO LAW, PLLC
145 CITY PLACE, SUITE 301
PALM COAST, FL 32164
Attn: Caroline McNeil

**PREPARED WITHOUT THE BENEFIT
OF TITLE EXAMINATION**

NOTE TO RECORDING OFFICER: THIS CONVEYANCE INVOLVES ONLY NOMINAL CONSIDERATION AND ONLY THE MINIMUM DOCUMENTARY STAMP TAX IS PAYABLE WITH RESPECT HERETO. F.A.C. 12B-4.014(2)(b)

WARRANTY DEED

THIS INDENTURE made this 5 day of September 2024, by **KENNETH J. MCCURRY, a single man**, whose post office address is 11 Crossbar Way, Palm Coast, Florida 32137, hereinafter called the **GRANTOR**, to **KENNETH J. MCCURRY, a single man, and JOANNE C. NELSON, a single woman, as Joint Tenants with Rights of Survivorship**, whose post office address is 11 Crossbar Way, Palm Coast, Florida 32137, hereinafter called the **GRANTEE**:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **FLAGLER COUNTY**, Florida, to-wit:

Lot 27, The Crossings at Grand Haven, Phase I, Replat (Plat Book 31, Pages 53 through 55), a subdivision according to the plat or map thereof described in Map Book 31, Pages 84 through 86, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 22-11-31-1240-00000-0270

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

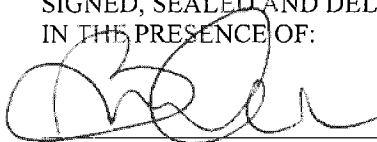
Subject to taxes for the year 2024 and subsequent years; covenants, conditions, restrictions, dedications, easements, resolutions, reservations and limitations of record, if any.

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 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.

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

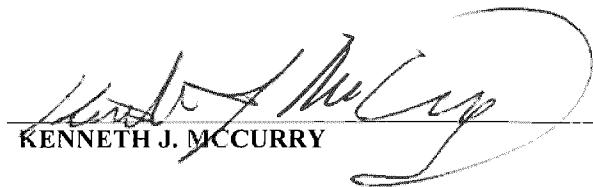
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness Signature above line

Print Name: Betty Abreu

Address: 145 City Place, Suite 301
Palm Coast, Florida 32164



KENNETH J. MCCURRY



Witness Signature above line

Print Name: Tiffany grimes

Address: 145 City Place, Suite 301
Palm Coast, Florida 32164

STATE OF FLORIDA
COUNTY OF FLAGLER

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of X physical presence
or _____ online notarization this 5 day of September 2024 by **KENNETH J. MCCURRY**, who is personally known to me,
or who has produced FL Driver License as identification and who did not take an oath.



Notary Public
State of Florida
My Commission Expires:

