

This instrument prepared by
and after recording return to:

Emma Hemness, Esquire
Hemness Faller Elder Law
309 North Parsons Avenue
Brandon, Florida 33510

Property Appraiser's Parcel
Identification Number(s): 04-11-31-3200-00000-0160

WARRANTY DEED

The Grantors, MARK DAWSON and GRACE DAWSON, as husband and wife, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grants and conveys to the Grantees, MARK STEVEN DAWSON and GRACE ANNA DAWSON, as Trustees of the DAWSON FAMILY TRUST dated August 6, 2024, whose mailing address is 611 Riviera Dunes Way #703, Palmetto, Florida 34221, the real property in Flagler County, Florida, described as follows:

Lot 16, HAMMOCK DUNES CLUSTERS 16C, 19 and 20,
according to the map or plat thereof, recorded in Plat Book 32, Page
65, of the Public Records of Flagler County, Florida.

Site Address: 3825 N Ocean Shore Boulevard, Palm Coast, FL
32137


This is NOT the homestead property of the Grantors.

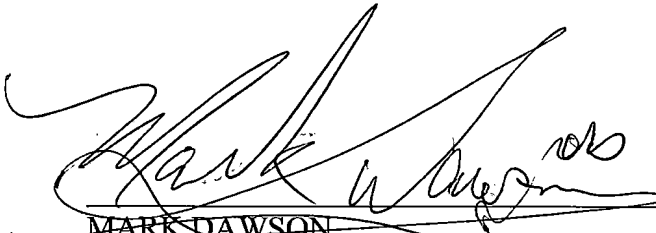
Full power and authority are conferred upon the Grantees, as Trustees, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

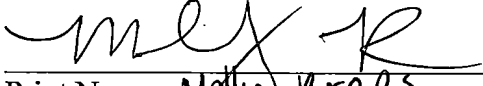
The Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.

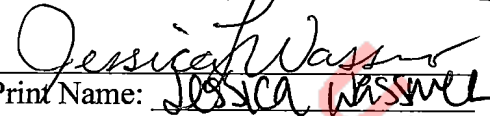
Signed on August 6, 2024.

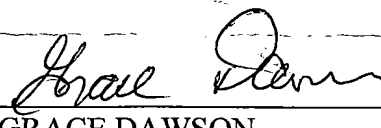
Signed in the presence of:

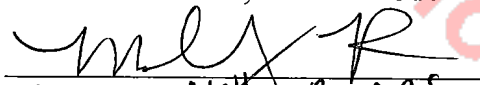

 Print Name: Jessica Wassmer
 Address: 309 North Parsons Avenue
 Brandon, Florida 33510


~~MARK DAWSON~~
 611 Riviera Dunes Way #703
 Palmetto, Florida 34221


 Print Name: Molly Rogers
 Address: 309 North Parsons Avenue
 Brandon, Florida 33510


 Print Name: Jessica Wassmer
 Address: 309 North Parsons Avenue
 Brandon, Florida 33510


 GRACE DAWSON
 611 Riviera Dunes Way #703
 Palmetto, Florida 34221


 Print Name: Molly Rogers
 Address: 309 North Parsons Avenue
 Brandon, Florida 33510

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this August 6, 2024 by MARK S. DAWSON, who is personally known to me or who has produced FLDL as identification, and by GRACE A. DAWSON, who is personally known to me or who has produced FLDL as identification.



EMMA HEMNESS
 Commission # HH 322207
 Expires February 7, 2027


 Notary Public--State of Florida