

Prepared by and return to:
Michelle Heiser
Pioneer Title Services, L.L.C.
145 City Place
Suite 301-A
Palm Coast, FL 32164
(386) 447-7716
File Number: 2024-420
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of October, 2024 between

Mark Buchholtz, a married man, Individually and as Successor Trustee of the Florida Revocable Living Trust of Erika Marie Blescus, dated October 4, 2021,
whose post office address is 14 City Ct, Sacramento, CA 95833, Grantor,
and

Joan Ann Hayes, a single woman and Debra Ann McBride, a married woman, as joint tenants with the right of survivorship, and not as tenants in common
whose post office address is 11 Arbor Trace, Palm Coast, FL 32137 and 2859 Palm Deer Dr, Loxahatchee, FL 33470, respectively, 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 \$215,000.00 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 Flagler County, Florida to-wit:

Unit No. 4 of Arbor Trace at Palm Coast Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 785, Page 454, and all exhibits and amendments thereof, Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-0310-00000-0040

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for the year 2024 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, 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 **December 31, 2023**.

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:

Elizabeth Hartopp
Witness
Printed Name: Elizabeth A Hartopp
P.O. Address: 145 City Place, STE 301A
Palm Coast, FL 32164
145 City Place, STE 301A
Palm Coast, FL 32164

Michelle J. Heiser
Witness
Printed Name: Michelle J Heiser
P.O. Address: 145 City Place, STE 301A
Palm Coast, FL 32164

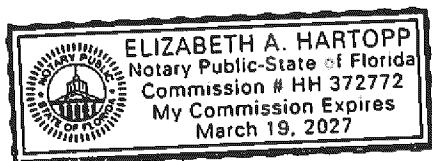
Florida Revocable Living Trust of Erika Marie Blescus,
dated October 4, 2021

By: Mark Buchholtz
Mark Buchholtz, Individually and as Successor Trustee

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of October, 2024 by Mark Buchholtz, Individually and as Successor Trustee of the Florida Revocable Living Trust of Erika Marie Blescus, dated October 4, 2021 who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Elizabeth A Hartopp
Notary Public
Print Name: _____
My Commission Expires: _____