

**Prepared by and Return To:**

Johara Bush  
Synergy Title, LLC  
580 Village Blvd, Suite 225  
West Palm Beach, FL 33409

**Order No.:** SY7224100525

APN/Parcel ID(s): 0711317030003000380

**WARRANTY DEED**

THIS WARRANTY DEED dated October 30, 2024, by **Howard G. Bauer**, a married man, hereinafter called the grantor, to **A and R-Meridian Real Estate Development, LLC, a Florida Limited Liability Company**, whose post office address is 688 N Orlando Avenue, Suite 207, Maitland, FL 32751, hereinafter called 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 the certain land situated in the County of Flagler, State of Florida, to wit:

**Lot 38, Block 30, Subdivision Plat Royal Palms - Section -30 Palm Coast, according to the map or plat thereof, as recorded in Map Book 10, Page 30 through 42, inclusive, of the Public Records of Flagler County, Florida.**

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

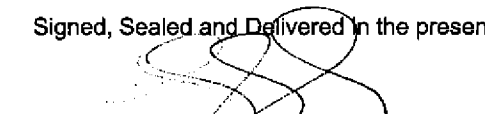
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.


**WARRANTY DEED**

(continued)


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

  
 \_\_\_\_\_  
 Witness Signature  
Tammy Moreno  
 Print Name

  
 \_\_\_\_\_  
 Howard G. Bauer  
 Address: 515 Austin Street  
 Greensburg, PA 15601

Address: 814 Orchard St  
Irwin PA 15642

  
 \_\_\_\_\_  
 Witness Signature  
Vicki J. Rose  
 Print Name

Address: 10098 Deerfield Dr  
N. Huntingdon Pa  
15642  
 State of Pennsylvania  
 County of Westmoreland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of October, 2024, by Howard G. Bauer, to me known to be the person(s) described in or who has produced DRIVERS LICENSE identification and who executed the foregoing instrument and he acknowledged that he executed the same.

  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 My Commission Expires 12/28/2027

Commonwealth of Pennsylvania - Notary Seal  
 VICKI J ROSE - Notary Public  
 Westmoreland County  
 My Commission Expires December 28, 2027  
 Commission Number 1140728