

Prepared By and Return To:
Flagler County Abstract Company
Attn: Robin Amman
306 E. Moody Blvd,
Bunnell, FL 32110

Order No.: CW24319

Property Appraiser's Parcel I.D. (folio) Number:
12-12-30-5070-00000-0400

WARRANTY DEED

THIS WARRANTY DEED dated October 9th, 2024, by DS Farms, a Nebraska General Partnership, existing under the laws of Nebraska, and having its principal place of business at 19 Avenue De La Mer #105, Palm Coast, Florida 32137 (the "Grantor"), to Peter Jamwant whose post office address is 4600 E Moody Blvd., Unit 4O, Bunnell, Florida, 32110 and Radhika Singh, as joint tenants with full right of survivorship, whose post office address is 4600 E Moody Blvd., Unit 4O, Bunnell, Florida, 32110 (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 that certain land situated in County of Flagler, State of Florida, viz:

Unit 4O aka Unit 4-O of Palm Pointe 1, a Condominium Association, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1233, Page 1080, and any subsequent amendments thereto, all of the Public Records of Flagler County, Florida.

Grantor Warrants That Property Does Not Constitute Their 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: 2023.

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:

2 DIFFERENT WITNESSES

Witness Signature

Printed Name of First Witness

Address of First Witness

Witness Signature

Printed Name of Second Witness

Address of Second Witness

STATE OF NC

COUNTY OF MACON

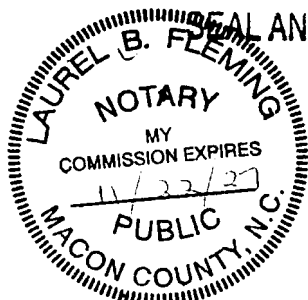
The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 9th day of October, 2024, by Shannan Kolbe, General Partner of DS Farms, a Nebraska General Partnership, who is personally known to me or who has produced FLD as identification.

Witness my hand and official seal, this 9 of October, 2024.

Notary Public:

My Commission Expires: 11/22/27

(SEAL)



DS Farms, a Nebraska General Partnership

BY:

Shannan Kolbe
General Partner

Grantor Address:

19 Avenue De La Mer #105
Palm Coast, FL 32137