

PREPARED BY:
James P. McCune, Esq.
38 Grant Street
St. Augustine, FL 32084

WARRANTY DEED

THIS WARRANTY DEED, executed this 21st day of January 2025, by THOMAS J. TAGLIALAVORE and KATHLEEN M. TAGLIALAVORE, Husband and Wife, whose mailing address is 16 Blue Grotto Place, Palm Coast, Florida 32137, hereinafter called GRANTOR, **reserving a Life Estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. Upon the death of the Grantor, as the life tenant, the remainder, in equal shares to MICHAEL TAGLIALAVORE, 1008 Bayberry Drive, Pennsburg, Pennsylvania 18073, ERIN TAGLIALAVORE, 7 Hyacinth Court, Cream Ridge, New Jersey 08514, and TARA MORROW, 216 S. Shadowwood Drive, St. Augustine, Florida 32086, herein the GRANTEES.**

WITNESSETH: That said Grantor, for and in consideration of LOVE and AFFECTION, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

Lot 141, Reverie at Palm Coast Phase 1, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 88 through 97, of the Public Records of Flagler County, Florida.

Property Appraiser's Parcel Identification Number: 04-11-30-5160-00000-1410

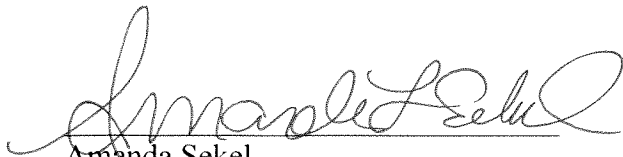
GRANTOR AND GRANTEES ARE RELATED BY BLOOD OR MARRIAGE. THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:



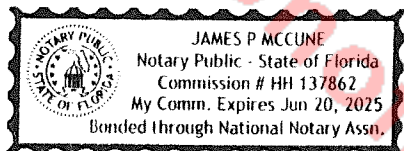
Amanda Sekel
38 Grant Street
St. Augustine, Florida 32084



THOMAS J. TAGLIALAVORE, Grantor

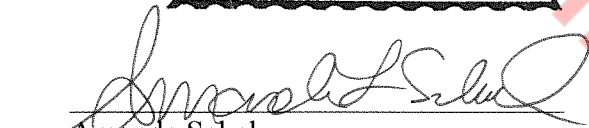

Liliana González Pérez
38 Grant Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

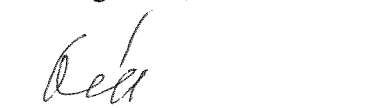
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January 2025 by **Thomas J. Taglialavore**, who (☒) is personally known to me or () has produced _____ as identification.




Notary Public - State of Florida

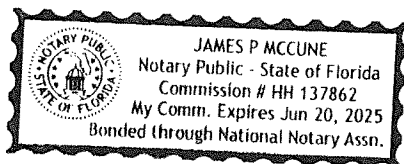

Amanda Sekel
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St. Augustine, Florida 32084



KATHLEEN M. TAGLIALAVORE, Grantor


Liliana González Pérez
38 Grant Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January 2025 by **Kathleen M. Taglialavore**, who (☒) is personally known to me or () has produced _____ as identification.




Notary Public - State of Florida