

Prepared by Record and Return to:
ALICE B. NEWMAN, ESQ.
LAW OFFICES OF ALICE B. NEWMAN PLLC
2255 GLADES ROAD SUITE 324 ATRIUM
BOCA RATON, FL 33431

Consideration: \$10.00

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Warranty Deed

THIS WARRANTY DEED made this 12th day of December, 2024 between NADIN CAVUSOGLU A/K/A NADINE CAVUSOGLU, as the surviving spouse and the domiciliary Personal Representative of the ESTATE OF SARKIS M. OZDEMIRCI a/k/a SARKIS OZDEMIRCI, whose post office address is 13415 Margate Street, Sherman Oaks, CA 91401 and as beneficiary under the LAST WILL AND TESTAMENT OF SARKIS OZDEMIRCI DATED MARCH 25, 2011 and RAFFI OZDEMIRCI individually as Grantors to NADINE CAVUSOGLU, a single woman, whose post office address is 13415 Margate Street, Sherman Oaks, CA 91401, and RAFFI OZDEMIRCI, a married man, whose post office address is 1514 71st Street, Miami Beach FL 33141, as Tenants in Common, as 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)

An ORDER ADMITTING FOREIGN WILL TO RECORD in the Estate of Sarkis M. Ozdemirci a/k/a Sarkis Ozdemirci and signed by Judge Linda L. Gaustad on July 31, 2024 was filed in the Circuit Court for Flagler County, Florida on May 16, 2024, Filing #198474836, and recorded on August 1, 2024, Instrument No, 2024032761, Book 2890, Page 231 in the Official Records of Flagler County, Florida. The Last Will and Testament of Sarkis M. Ozdemirci a/k/a Sarkis Ozdemirci devised the real property, or a right, title or interest in the real property located in Flagler County, Florida TO NADIN CAVUSOGLU A/K/A NADINE CAVUSOGLU.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration 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 Palm Beach County, Florida, to-wit:

LOT 2, BLOCK 30 of PALM COAST, MAP OF PINE GROVE, SECTION 25,
according to the plat thereof, as recorded in Map Book 9, Page 9, Public Records of
Flagler County, Florida.

PIN: 07-11-31-7025-00300-0020

PROPERTY ADDRESS: 99 Parkview Drive, Palm Coast, FL 32164

Subject to taxes for 2024 and subsequent years; 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.

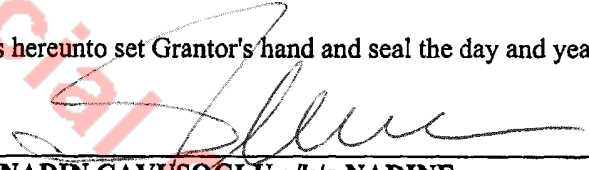
TO HAVE AND TO HOLD, the same in fee simple forever.

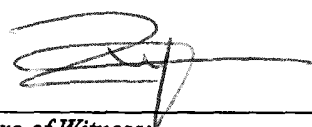
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful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

THIS PROPERTY is not the homestead nor is it contiguous to the homestead of Nadin Cavusoglu a/k/a Nadine Cavusoglu, nor any member of the immediate family of Nadin Cavusoglu a/k/a Nadine Cavusoglu, whose homestead address is 13415 Margate Street, Sherman Oaks, CA 91401, nor the homestead of Raffi Ozdemirci nor any member of the immediate family of Raffi Ozdemirci, nor is it contiguous to the homestead of Raffi Ozdemirci, nor any member of the immediate family of Raffi Ozdemirci whose homestead address is 1514 71st Street, Miami Beach FL 33141.

THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT AN EXAMINATION OF TITLE.

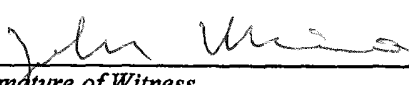
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


 12/12/2024
NADIN CAVUSOGLU a/k/a NADINE CAVUSOGLU, as the surviving spouse and the domiciliary Personal Representative of the ESTATE OF SARKIS M. OZDEMIRCI a/k/a SARKIS OZDEMIRCI


 Signature of Witness:

Zeina Halim Younes
 Printed Name of Witness

13535 Ventura Blvd Sherman Oaks, CA 91423
 Printed Address of Witness


 Signature of Witness

Jean Mina
 Printed Name of Witness

26234 AliZia Canyon Dr Calabasas CA 91302
 Printed Address of Witness

Warranty Deed

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STATE OF CALIFORNIA
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 12th day of December 2024 by Nadin Cavusoglu a/k/a Nadine Cavusoglu, as the surviving spouse and the domiciliary Personal Representative of the Estate of Sarkis M. Ozdemirci a/k/a Sarkis Ozdemirci by means of [X] physical presence or [] online notarization who is [] personally known to me or [X] who has produced CALIFORNIA D.L. as identification.



[Signature]
Notary Public

My Commission Expires: 03/02/2025

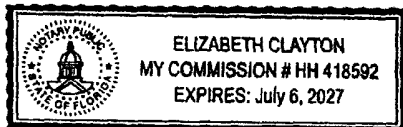
[Signature]
RAFFI OZDEMIRCI

[Signature]
ELIZABETH CLAYTON, Witness
905 South Drive Terrace
Delray Beach, FL 33445

[Signature]
BENAY DORENZ, Witness
5708 Santiago Circle
Boca Raton, FL 33433

STATE OF FLORIDA
COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 12nd day of November, 2024 by Raffi Ozdemirci by means of [X] physical presence or [] online notarization who is [X] personally known to me or [X] who has produced FL driver's license as identification.



[Signature]
Notary Public – State of Florida
My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles

On

12/12/2024

Date

before me,

Zeina Halim Younes, Notary Public

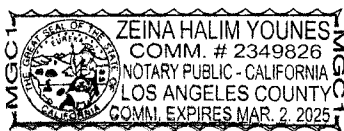
Here Insert Name and Title of the Officer

personally appeared

Nadin Cavusoglu

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____