

Prepared By and Return To:

Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Amanda Hawkins

Order No.: 25-0052

Property Appraiser's Parcel I.D. (folio) Number:
071131-7034-01410-0050

WARRANTY DEED

THIS WARRANTY DEED dated this the 18th day of March, 2025, by Uwe Hammerath and Ursula Doris Hammerath, husband and wife, whose post office address is 110 Eric Drive, Palm Coast, FL 32164 (the "Grantor"), to Igor Croitor and Natalia Lecovici, husband and wife, whose post office address is 110 Eric Drive, Palm Coast, FL 32164 (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 Four Hundred Ninety-Five Thousand And No/100 Dollars (\$495,000.00) 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:

Lot 5, of BLock 141, of PALM COAST, MAP OF EASTHAMPTON, SECTION 34, according to the plat thereof, as recorded in Map Book 11, Page 45, of the Public Records of Flagler County, Florida.

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: 2024.

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:

Lamara M. Heller
Witness Signature

Lamara M. Heller
Printed Name of First Witness

15 Cypress Branch Way, Suite 203, Palm Coast, FL 32164

Address of First Witness

Lori Amanda Hawkins
Witness Signature

Lori Amanda Hawkins
Printed Name of Second Witness

15 Cypress Branch Way, Suite 203, Palm Coast, FL 32164

Address of Second Witness

Uwe Hammerath

U. Hammerath
Ursula Doris Hammerath

Grantor Address:

110 Eric Drive
Palm Coast, FL 32164

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was executed and acknowledged before me this 18th day of March 2025, by means of ✓ Physical Presence or Online Notarization, by Uwe Hammerath and Ursula Doris Hammerath, and is personally known to me or who has provided Driver Licenses as identification.

SEAL

Lori Amanda Hawkins
Notary Public

