

Prepared By and Return To:
Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Ste 203
Palm Coast, Florida 32164
incidental to the issuance of a title insurance policy.
File Number: 21-0825
Parcel ID: 25-10-30-4625-00000-0080

325,000

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED dated August 13, 2021, by
Mario L. Beleza

whose post office address is:

5 Prayer Lane, Palm Coast, FL 32164

hereinafter called the GRANTOR, to

Carol J. Dunn

whose post office address is:

43-378 Saint Andrews Dr., Indio, CA 92201.

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated in Flagler County, Florida, viz:

A Parcel of land lying in Sections 23 and 26, Township 10 South, Range 30 East, Flagler County, Florida also being a portion of land described in Official Records Book 792, Pages 1902-1917, Flagler County, Florida and being more particularly described as follows:

From a Point of Reference being the Northeast corner of said Section 26, bear South 89 Degrees 16 Minutes 09 Seconds West, along the North line of Section 26, also being the South line of Section 23, a distance of 152.75 feet to the proposed West right-of-way line of Old Kings Road (proposed 200 r/w) and the Point of Beginning; thence South 31 Degrees 37 Minutes 53 Seconds East, along said proposed West right-of-way line, a distance of 35.11 feet; thence South 58 Degrees 22 Minutes 07 Seconds West, departing West right-of-way line, a distance of 1000.00 feet; thence North 31 Degrees 37 Minutes 53 Seconds West, a distance of 225.00 feet; thence North 58 Degrees 22 Minutes 07 Seconds East, a distance of 682.73 feet, to a point of intersection with the North line of Section 26; thence continue North 58 Degrees 22 Minutes 07 Seconds West, departing said North line of Section 26, a distance of 317.27 feet to the West right-of-way line; thence South 31 Degrees 37 Minutes 53 Seconds East, along West right of way line, a distance of 189.89 feet, to the South line of Section 23 (North line of Section 26) and the Point of Beginning.

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness Signature: Sandra M. McDermott
Print Name: Sandra M. McDermott

Mario L. Beleza
Print Name: Mario L. Beleza

#2 Witness Signature: Susanne Hageman
Print Name: Susanne Hageman

State of: Florida
County of: FLAGLER

THE FOREGOING INSTRUMENT was sworn and acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on 13th day of August, 2021 by: MARIO L. BELEZA who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

Sandra M. McDermott
(Notary Seal) Notary Public State of Florida
My Comm. Exp. June 24, 2022
Comm. No. GG231723

NOTARY PUBLIC Signature: Sandra McDermott
My Commission #
Expires: Print Name: Sandra M. McDermott