

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Maryanne Miceli
Southern Title Holding Company, LLC
50 Leanni Way Ste D-4
Palm Coast, FL32137

File Number: FC211256

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Warranty Deed

This Warranty Deed made this 18 day of August, 2021, between Michael Peterson, a single person whose post office address is 6 Hines Road, Middle Island, NY 11953, grantor, to John MacDonald Wysong, a single person whose post office address is 4 Wheeler Lane, Palm Coast, FL 32164, 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)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 the **Flagler County, Florida**, to-wit:

Lot 7, Block 54, Palm Coast, SUBDIVISION PLAT WYNNFIELD - SECTION 23 PALM COAST, according to the map or plat thereof, as recorded in Map Book 8, Page 23 through 38, inclusive, of the Public Records of Flagler County, Florida.

The property is the homestead of the Grantor(s).

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, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Olivia Savastano
Witness Signature
Witness Name: Olivia Savastano

Michael Peterson
Michael Peterson

Jon Savastano
Witness Signature
Witness Name: Jon Savastano

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me by means of (XX) physical presence or () online notarization, this 10 day of August, 2021, by Michael Peterson, who () is personally known to me or (XX) has produced Driver(s) License as identification.

KELLY TERMOTTO
Notary Public - State of New York
No. 01TE6385627
Qualified in Suffolk County
My Comm. Expires Jan. 7, 2023

Notary Public
Printed Name: Kelly Termotto
My Commission Expires: 1/7/2023