

**Prepared By and Return To:**

AIT Partners dba Celebration Title Group  
950 Celebration Blvd Ste B  
Celebration, FL 34747

Order No.: 2022AIT0401789

Property Appraiser's Parcel I.D. (folio) Number:  
13-12-28-1800-00150-0060 and 1312281800001500050

**WARRANTY DEED**

THIS WARRANTY DEED dated May 12, 2022, by Kim San Prum, a single man, whose post office address is 27 Flaxton Lane, Palm Coast, FL 32137 (the "Grantor"), to Eric Marcial Cruz Rivera and Moraima Montano-Cruz, whose post office address is 1403 Almond St & 1371 Almond St, Bunnell, FL 32110 (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 Ten And No/100 Dollars (\$10.00) 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:

Parcel 1: Lot 6, Block 15, subdivision plat of DAYTONA NORTH Subdivision, according to the plat thereof, as recorded in Plat Book 10, Pages 1 through 15, of the Public Records of Flagler County, Florida.

Parcel 2: Lot 5, Block 15, subdivision plat of DAYTONA NORTH Subdivision, according to the plat thereof, as recorded in Plat Book 10, Pages 1 through 15, of the Public Records of Flagler County, Florida.

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD OF THE GRANTOR NOR CONTIGUOUS TO THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CONSTITUTION OF THE STATE OF 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: 2021.

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:

Concise H. Schattenberg  
Witness Signature

Concise H. Schattenberg  
Printed Name of First Witness

Renee Colangelo  
Witness Signature

Renee Colangelo  
Printed Name of Second Witness

P. Kim  
Kim San Prum

**Grantor Address:**  
27 Flaxton Lane  
Palm Coast, FL 32137

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 12<sup>th</sup> day of May, 2022 by Kim San Prum, who is/are personally known to me or who has/have produced Florida's license as identification.

Renee Colangelo  
Notary Public

Renee Colangelo  
Printed Name

(SEAL)

