

Prepared by and return to:

Baldwin Park Title
1430 Lake Baldwin Ln, Ste A
Orlando, FL 32814
(407) 986-9803
File No BPT-2022-1173

Parcel Identification No 07-11-31-7013-00250-0100

WARRANTY DEED

THE GRANTOR(s): **Dean Jones, a single man and David Jones, a married man** Whose address is: 1503 Delk Drive, High Point, NC 27265 (the "Grantor")

Conveys and warrants to: **One Third Construction LLC, a Delaware Limited Liability Company**, Whose address is: 3670 Maguire Boulevard, Suite 210, Orlando, FL 32803 (the "Grantee") (Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$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 County of Flagler, State of Florida:

LOT 10, BLOCK 25, SUBDIVISION MAP BELLE TERRE - SECTION - 13 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 7, PAGES 1 THROUGH 10, INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Tax Parcel No: **07-11-31-7013-00250-0100**
Commonly known as: **59 Bronson Lane, Palm Coast, FL 32137**

Grantor hereby warrants that the above captioned property is not their homestead as defined in the Constitution of the State of Florida

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 February 11, 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

Dated: February 8, 2022

Signed, sealed and delivered in our presence:

Dean Jones

David Jones
David Jones

Maureen Kennedy
First Witness Signature:

MAUREEN KENNEDY
First Witness Printed Name:

David Bissonnette
Second Witness Signature:

David Bissonnette
Second Witness Printed Name:

STATE OF Florida }
COUNTY OF Flagler } ss
}

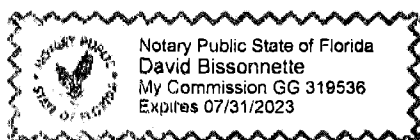
The foregoing instrument was acknowledged before me this February 8, 2022 (date), by means of ☒ physical presence or ☐ online notarization, by David Jones, a single man who is ☐ personally known to me or ☒ produced Florida DL as identification.

Notary Public: David Bissonnette

Printed Name: David Bissonnette

Flagler County, FL


My Commission Expires: 07/31/2023



In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

Dated: February 8, 2022

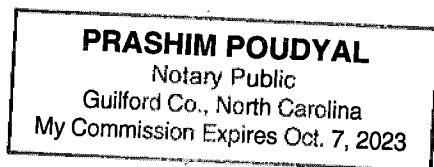
Signed, sealed and delivered in our presence:



Dean Jones

David Jones

STATE OF North Carolina)
COUNTY OF Guilford) ss

The foregoing instrument was acknowledged before me this February, 2022 (date), by means of ☒ physical presence or ☐ online notarization, by Dean Jones, a single man who is ☐ personally known to me or ☒ produced NCA as identification.




First Witness Signature:

Prashim Poudyal
First Witness Printed Name:


Second Witness Signature:

Matthew Pennington
Second Witness Printed Name:

Notary Public: 

Printed Name: Prashim Poudyal

Guilford County, NC

My Commission Expires: Oct 7th 2023