

APN: 0711317010002400420

**Recording Requested By/Return to:**

TIMIOS, INC. - REFI  
5716 CORSA AVE  
WESTLAKE VILLAGE, CA 91362

**Send Tax Notices to:**

LEO VOSKAMP  
14164 BLANCHE RD  
JACKSONVILLE, FL 32223

**Prepared by:**

MELISSA SUE RENZA, Esq.  
o/b/o BC LAW FIRM, P.A.  
1803 S KANNER HWY,  
STUART, FL 34994

**WARRANTY DEED**

For good consideration in the amount of \$10.00, I (we) **VOSKAMP PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose mailing address is 48 FELWOOD LN, PALM BEACH FL 32137 hereby bargain, deed and convey to **LEO VOSKAMP, A MARRIED MAN**, whose mailing address is 14164 BLANCHE RD, JACKSONVILLE, FL 32223, the following described land in FLAGLER County, State of Florida, free and clear with WARRANTY COVENANTS; to wit:

**LOT 42, BLOCK 24, PALM COAST, MAP OF FLORIDA PARK SECTION 10, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 43, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

**BEING THE SAME PROPERTY CONVEYED TO VOSKAMP PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY DEED FROM CARLOS A. MELO, A MARRIED MAN RECORDED 08/20/2020 IN DEED BOOK 2469 PAGE 1481, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

PROPERTY ADDRESS: 48 FELWOOD LN, PALM BEACH, FL 32137

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto

belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, GRANTOR has signed these presents on July 28th 2022

VOSKAMP PROPERTIES, LLC

By: [Signature]

Name: Leo Voskamp

Its: Managing Member

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: Joshua Warren

Name: Joshua Warren

Witness: [Signature]

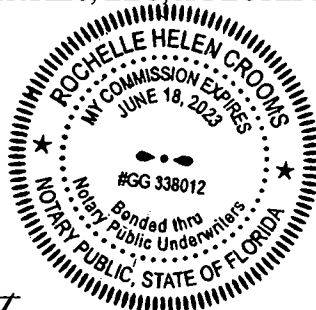
Name: ROCHELLE HELEN CROOMS

STATE OF FLORIDA  
COUNTY OF Hager SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 28th day of July, 2022, by Leo Voskamp (name of signer) of VOSKAMP PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

(Seal)



[Signature]  
Notary Public  
Printed Name: ROCHELLE HELEN CROOMS  
My Commission Expires: 6/18/2023  
Commission # GG 338012

Personally Known: \_\_\_\_\_  
OR Produced Identification: ☒  
Type of Identification Produced: DL