



Prepared by  
Kishimah Drummond, an employee of  
**First American Title Insurance Company**  
601 N Magnolia Avenue, Suite 300  
Orlando, Florida 32801  
(407)345-0774

Return to: Grantee

File No.: 12655-2754769

## **WARRANTY DEED**

THIS INDENTURE, executed on **August 17, 2022**, between

**Damir Sijacic and Christine Sijacic, husband and wife**

whose mailing address is: 320 Wittenridge Ct, Alpharetta, GA 30022,  
hereinafter called the "grantor", and

**Patrick Truhe and Stephanie Truhe, husband and wife**

whose mailing address is: 95 Florida Park Drive North, Palm Coast, FL 32137-8316,  
hereinafter called 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:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Flagler** County, **FL**, to-wit:

Lot 32, Block 3, FLORIDA PARK - SECTION - 6 PALM COAST, according to the Map or Plat thereof, as recorded in Plat Book 6, Page(s) 15 through 17, inclusive, of the Public Records of Flagler County, Florida, and as amended by instrument recorded in Official Record Book 35, Page 528, of the Public Records of Flagler County, Florida.

Parcel Identification Number: **07-11-31-7006-00030-0320**

**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 December 31st of 2021.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Damir Sijacic  
Damir Sijacic

Christine Sijacic  
Christine Sijacic

*Signed, sealed and delivered in our presence:*

Witness Signature

**Kishimah Drummond**

Print Name

Witness Signature

Vivian Reppenhagen  
Vivian Reppenhagen

Print Name

State of TX

County of Orange

**The Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 8/9/22, by **Damir Sijacic and Christine Sijacic, husband and wife.**

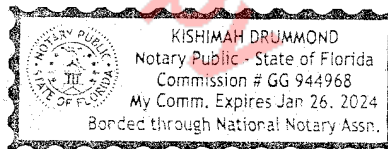
Notary Public

**Kishimah Drummond**

(Printed Name)

My Commission expires: \_\_\_\_\_

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license



{Notarial Seal}