

Prepared By and Return To:
Avis Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Order No.: 22-0550

Property Appraiser's Parcel I.D. (folio) Number:
07-11-31-7034-00830-0070

433,346

WARRANTY DEED

THIS WARRANTY DEED dated October 12, 2022, by Seagate Homes, LLC, a Florida Limited Liability Company, existing under the laws of FLORIDA, and having its principal place of business at 185 Cypress Point Pkwy, Ste 7, Palm Coast, Florida 32164 (the "Grantor"), to Jeffrey A. Crabtree and Kelly L. Crabtree, husband and wife, whose post office address is 14 Ehrling Lane, Palm Coast, Florida, 32164 (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 Four Hundred Thirty-Three Thousand Three Hundred Forty-Six And No/100 Dollars (\$433,346.00) 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:

Lot 7, of Block 83, of PALM COAST, MAP OF EASTHAMPTON, SECTION 34, according to the plat thereof, as recorded in Map Book 11, Page 38, of the Public Records of Flagler County, Florida.

GRANTOR WARRANTS THIS IS NOT HOMESTEAD PROPERTY

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:

Tamara M Hiller
Witness Signature

Tamara M. Hiller
Printed Name of First Witness

Dawne R Rice
Witness Signature

Dawne R. Rice
Printed Name of Second Witness

SEAGATE HOMES, LLC. A FLORIDA
LIMITED LIABILITY COMPANY, BY
SEAGATE MANAGEMENT, LLC, A FLORIDA
LIMITED LIABILITY COMPANY

By: Laura Gazzoli
Laura Gazzoli, Authorized Agent for the
Manager of SEAGATE MANAGEMENT, LLC

Grantor Address:
185 Cypress Point Pkwy, Ste 7
Palm Coast, FL 32164

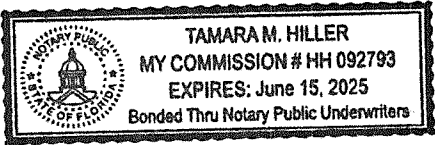
STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was executed and acknowledged before me this 12th day of October 2022, by means of ☒ Physical Presence or ☐ Online Notarization, by Laura Gazzoli, as Authorized Agent for the Manager of SEAGATE MANAGEMENT, LLC , Manager of Seagate Homes, LLC, A Florida Limited Liability Company, who is personally known to me or has produced a Drivers license as identification.

SEAL

Tamara M Hiller
Notary Public



Unofficial Copy