

THIS INSTRUMENT PREPARED BY AND RETURN TO:

PROFESSIONAL CLOSING, INC.
25 OLD KINGS ROAD NORTH, STE 4A
PALM COAST, FL 32137
Our File No.: **F2222669**

Property Appraisers Parcel Identification (Folio) Number: **05-11-31-4076-00000-055B**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$40,000.00**. Florida Documentary Stamps in the amount of **\$280.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 7th day of November, 2022 by **JOHN L. HILDEBRANDT III AND SHARON R HILDEBRANDT, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE HILDEBRANDT FAMILY LIVING TRUST DATED JUNE 16, 1981**, whose mailing address is **29 CAPTAINS WALK, PALM COAST, FL 32137**, herein called the Grantors, to **JOHN A. SIDLAUSKAS and MARY A. SIDLAUSKAS, TRUSTEES, or their successors in Trust, under the SIDLAUSKAS 2017 TRUST, DATED SEPTEMBER 18, 2017, and any amendments thereto** whose mailing address is **6 MARINA POINT PLACE, PALM COAST, FL 32137**, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 situate in FLAGLER County, State of Florida, viz.:

PARCEL 55B OF THE LANDINGS AT MARINA COVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS MAP BOOK 388, PAGE 610, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

PARCEL # 05-11-31-4076-00000-055B

ALSO KNOWN AS THE LANDINGS AT MARINA COVE - LOT 55B

SUBJECT PROPERTY IS / IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 31, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Christopher C Freda
Witness #1 Signature

CHRISTOPHER C FRED A
Witness #1 Printed Name

Jacqueline D. Amesto
Witness #2 Signature

Jacqueline Amesto
Witness #2 Printed Name

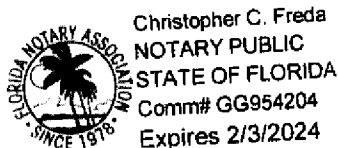
John L. Hildebrandt III
JOHN L. HILDEBRANDT III, INDIVIDUALLY AND AS
CO-TRUSTEE OF THE HILDEBRANDT FAMILY LIVING
TRUST DATED JUNE 16, 1981

Sharon R. Hildebrandt
SHARON R HILDEBRANDT, INDIVIDUALLY AND AS
CO-TRUSTEE OF THE HILDEBRANDT FAMILY LIVING
TRUST DATED JUNE 16, 1981

**STATE OF FLORIDA
COUNTY OF FLAGLER**

The foregoing instrument was acknowledged before me this 7th day of November, 2022, by **JOHN L. HILDEBRANDT III and SHARON R. HILDEBRANDT, INDIVIDUALLY AND AS TRUSTEES OF THE HILDEBRANDT FAMILY LIVING TRUST DATED JUNE 16, 1981**, who appeared by ☒ **physical presence** or ☐ **online notarization**, who is personally known to me or have produced DRIVERS LICENSE as identification and ☐ did ☐ did not take an oath.

SEAL



Christopher C Freda
Notary Public

CHRISTOPHER C FRED A
Printed Notary Name
My Commission Expires: 2/3/2024