

Prepared By and Return To:

All Florida Title LLC
50 Leanni Way, Suite E2
Palm Coast, FL 32137

Order No.: 23-114

Property Appraiser's Parcel I.D. (folio) Number:
25-10-30-4625-00000-0080

Consideration: \$ 380,000.00
Documentary Stamps: \$ 2,660.00

WARRANTY DEED

THIS WARRANTY DEED dated February 22, 2023 by Carol J. Dunn, a widow, whose post office address is 11 Riverbend Drive, Palm Coast, Florida 32137 (the "Grantor"), to Ardell L. Martin and Michele Martin, husband and wife and Danessa Coleman and Mackenzie Coleman, wife and husband, whose post office address is P.O. Box 295, Marion, PA 17235 (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 No Dollars And No/100 Dollars (\$0.00) 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 8, Nottingham Phase 1, an unrecorded subdivision, and also as a parcel of land lying in Sections 23 and 26, Township 10 South, Range 30 East, Flagler County, Florida also being a portion of land described in Official Records Book 792, Pages 1902-1917, Flagler County, Florida and being more particularly described as follows:

From a Point of Reference being the Northeast corner of said Section 26, bear South 89 degrees 16 minutes 09 seconds West, along the North line of Section 26, also being the South line of Section 23, a distance of 152.75 feet to the proposed West right of way line of Old Kings Road (proposed 200 foot right of way) and the Point of Beginning; thence South 31 degrees 37 minutes 53 seconds East, along said proposed West right of way line, a distance of 35.11 feet; thence South 58 degrees 22 minutes 07 seconds West, departing West right of way line, a distance of 1000.00 feet; thence North 31 degrees 37 minutes 53 seconds West, a distance of 225.00 feet; thence North 58 degrees 22 minutes 07 seconds East, a distance of 682.73 feet, to a Point of Intersection with the North line of Section 26; thence continue North 58 degrees 22 minutes 07 seconds East, departing said North line of Section 26, a distance of 317.27 feet to the West right of way line; thence South 31 degrees 37 minutes 53 seconds East, along West right of way line, a distance of 189.89 feet, to the South line of Section 23 (North line of Section 26) and the Point of Beginning.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On February 22nd, 2023 before me, John Sloop III, notary public
(insert name and title of the officer)

personally appeared Carol J. Dunn
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

