Instrument No: 2023007837 3/1/2023 8:56 AM BK: 2759 PG: 1351 PAGES: 3 DOCTAX PD \$2,660.00 - RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

Prepared By and Return To:
All Florida Title LLC

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

Order No.: 23-114

Property Appraiser's Parcel I.D. (fölio) 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.

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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 31, 2022.

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

Grantor Address:
11 Riverbend Drive
Palm Coast, FL 32137

Witness Signature

Printed Name of First Witness

State of
County of
The foregoing instrument was acknowledged before me, by means of physical presence this of February 2023, byCarol J. Dunn, who produced a drivers license as identification.

Notary Public

Affix stamp/seal:

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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.

validity of that document.	
State of California County of	
On February 22 2023 before me,	John Sloop III, noting public (insert name and title of the officer)
who proved to me on the basis of satisfactory evider subscribed to the within instrument and acknowledghis/her/their authorized capacity(ies), and that by his person(s), or the entity upon behalf of which the per	ed to me that he/she/they executed the same in s/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the la paragraph is true and correct.	aws of the State of California that the foregoing
WITNESS my hand and official seal.	JOHN SLOOP III COMM. #2380994 NOTARY PUBLIC • CALIFORNIA BY RIVERSIDE COURTY Commission Expires OCTOBER 31, 2025
Signature	(Seal)