Instrument No: 2019044718 12/2/2019 3:41 PM BK: 2402 PG: 683 PAGES: 1 DOCTAX PD $1,064.00 -
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

Prepared By and Return To:
Coast Title Insurance Agency, Inc
15 Cypress Branch Way Ste 203
Palm Coast, FL 32164
incidental to the issuance of a title insurance policy.
File Number: 19-1248 A
Parcel ID: 481131-1700-00000-0120

$152,000.00

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED dated November 27, 2019, by
Horizon Home Improvement, a Florida Limited Liability Company
whose post office address is:
P.O. Box 1260, Flagler Beach, FL 32136
hereinafter called the GRANTOR, to
Gary C. Shaw and Karen D. Shaw, husband and wife
whose post office address is:
141 Lake Rd., Sandy Lake, PA 16145.
hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 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 situated in Flagler County, Florida, viz:

Lot 12, THE ESTATES AT GRAND HAVEN PHASE I, according to the plat thereof, as recorded in Map Book 35, Pages 43 through 47, of the Public Records of Flagler County, Florida.

Unofficial Copy

Said property is not homestead property. This is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness Signature: Tamara M Hiller
Print Name: Tamara M. Hiller

#2 Witness Signature: Lori Amanda Hawkins
Print Name: Lori Amanda Hawkins

Horizon Home Improvement, LLC., a Florida limited liability company

BY: _____
Marvin H. Howell, as Managing Member

State of: Florida
County of: Flagler

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 27th day of November, 2019 by: MARVIN HOWELL, MANAGING MEMBER, HORIZON HOME IMPROVEMENT, LLC., A LIMITED LIABILITY COMPANY who is personally known to me or who has produced a Drivers License as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: Tamara M Hiller
My Commission #
Expires: _____
Print Name: Tamara M. Hiller

TAMARA M. HILLER
MY COMMISSION # GG 082697
EXPIRES: June 15, 2021
Bonded Thru Notary Public Underwriters