

**Return to After Recording:**

Vantage Point Title, Inc.  
Attn: Default Services  
25400 US 19 North, Suite 135  
Clearwater, FL 33763  
Reference Number: D-FL586905

**Mail Tax Statements to:**

ZAN Property Solutions, LLC  
1714 Savannah Lane  
Port Orange, FL 32128

**Prepared By:**

Coast to Coast Document Services, LLC  
Attorney Margaret C. Daun  
124 W. Freistadt Road, Unit 64  
Thiensville, WI 53092

Property Tax ID#: 07-11-31-7001-00110-0200

**WARRANTY DEED**

THIS WARRANTY DEED made the 1<sup>ST</sup> day of May, 2020, between **RONDA S. RAYMOND**, an unmarried widow, whose post office address is 610 Southern Lily Drive, Saint Johns, FL 32259, hereinafter referred to as Grantor, and **ZAN Property Solutions, LLC**, a Florida limited liability company, whose post office address is 1714 Savannah Lane, Port Orange, FL 32128, hereinafter referred to as Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE HUNDRED TWELVE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$112,500.00) and other valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, and Grantee's heirs, administrators, successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in Flagler County, State of Florida, to-wit:

Lot 20, Block 11, Subdivision Map of Florida Park - Section 1 Palm Coast, according to the plat thereof, recorded in Plat Book 5, pages 86 through 92, inclusive, of the Public Records of Flagler County, Florida.

Commonly Known As: 37 Federal Lane, Palm Coast, FL 32137  
Parcel ID: 07-11-31-7001-00110-0200

SUBJECT TO covenants, conditions, restrictions, easements, 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 does hereby covenant 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 does 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 the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has hereunto set her hand and seal the day and year first written above.

Ronda S. Raymond  
Ronda S. Raymond

Signed, sealed, and delivered in our presence:

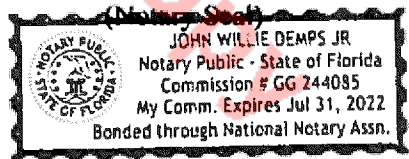
John Willie Demps Jr  
Witness Name: JOHN WILLIE DEMPS JR

Elizabeth M Raymond  
Witness Name: ELIZABETH M RAYMOND

STATE OF FLORIDA )  
COUNTY OF ST. JOHNS )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of MAY, 2020, by Ronda S. Raymond, who is personally known to me, or who has produced DRIVERS LICENSE as identification.

John Willie Demps Jr  
Notary Public  
Printed Name: JOHN WILLIE DEMPS JR  
My Commission Expires: 07/31/2022



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.