

PREPARED BY AND RETURN TO:
Executive Title I, Inc.
395 Palm Coast Parkway SW Unit #3
Palm Coast, Florida 32137
File 21-2009
Parcel ID #07-11-31-7026-00500-0200

WARRANTY DEED

THIS WARRANTY DEED, executed this 16 day of February, 2021, by **Daniel Puka, a married man, and Janeen Marie Defina, an unmarried woman** (hereinafter called the grantor), whose mailing address is 279 Simplicity Drive, Murrells Inlet, South Carolina 29576 to **Unity Development Investments, LLC, a Florida Limited Liability Company**, whose mailing address is 755 Crandon Blvd, Ste 8, Key Biscayne, Florida 33149 (hereinafter called 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 \$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 situate in Flagler County, Florida, viz:

Lot 20, Block 50, Pine Grove - Section 26 Palm Coast, according to the plat thereof as recorded in Plat Book 9, Pages 20 through 35, Public Records of Flagler County, Florida.

Subject to:

- (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record; and
- (d) Ad valorem taxes and maintenance fees for the year 2021 and subsequent years which are not yet due and payable.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

The subject property is not the constitutional homestead property of the Grantor, and neither the Grantor, nor any member of his family, reside thereon.

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, 2020.

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

WITNESSES:

X [Signature]
Print Name: STACY PUKA

X [Signature]
Daniel Puka

X [Signature]
Print Name: Kimberly Zeiss

X _____
Janeen Marie Defina

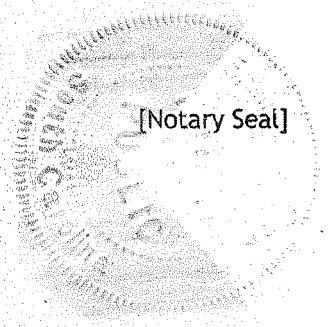
X _____
Print Name: _____

X _____
Print Name: _____

STATE OF South Carolina
COUNTY OF Horry

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 15th of February, 2021 by Daniel Puka, a married man, who is personally known to me or who has produced Drivers License as identification.

Unofficial Copy



[Notary Seal]

[Signature]
My Commission expires: 3/6/2027
Notary Public

Erin C Bulluck
Name typed, printed or stamped
My Commission Expires:

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

WITNESSES:

X [Signature]
Print Name: Zachary Mastregiacomo

X [Signature]
Print Name: Lillian Cuevas

X _____
Print Name: _____

X _____
Print Name: _____

X _____
Daniel Puka

X [Signature]
Janeen Marie Defina

STATE OF _____

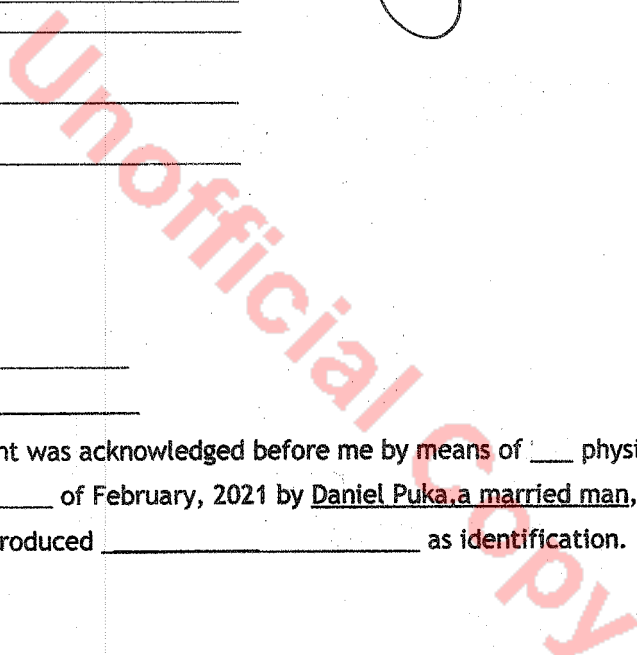
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ____ of February, 2021 by Daniel Puka, a married man, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped
My Commission Expires:



STATE OF New York
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of physical presence or _____
online notarization, this 16 of February, 2021 by Janeen Marie Defina, an unmarried woman, who is
personally known to me or who has produced NYS License as identification.

[Notary Seal]

Jaimie McKeaveney

Notary Public

Jaimie McKeaveney

Name typed, printed or stamped

My Commission Expires: FEB 21 2023

JAIMIE McKEAVENEY
Notary Public, State of New York
No. 01MC6227657
Qualified in Suffolk County
Commission Expires FEB 21 2023

Unofficial Copy