

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Anjanette Stevens
Southern Title Holding Company, LLC
50 Leanni Way Ste D-4
Palm Coast, FL32137

File Number: FC211032

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 5 day of March, 2021, between whose post office address is , Lanette O. Agaliotis, a married person and Kelli O'Reilly, a single person, as joint tenants with full rights of survivorship, whose post office address is, 14 Shinnecock Drive, Palm Coast, FL 32137, grantor, to Lanette O. Agaliotis and Richard P. Agaliotis, husband and wife, Kelli O'Reilly, a single person, as joint tenants with full rights of survivorship whose post office address is, 14 Shinnecock Drive, Palm Coast, FL 32137, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Flagler County, Florida**, to-wit:

LOT 30, BLOCK 19, SUBDIVISION PLAT WYNNFIELD SECTION-21 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGES 43 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

The property is not the homestead of the Grantor Lanette O. Agaliotis and the subject property is not contiguous to the homestead of the Grantor(s).

The property is the homestead of the Grantor Kelli O'Reilly.

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.

SOUTHERN TITLE

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Anjanette Stevens
Witness Signature
Witness Name: Anjanette Stevens

Sherri Mustagh
Witness Signature
Witness Name: Sherri Mustagh

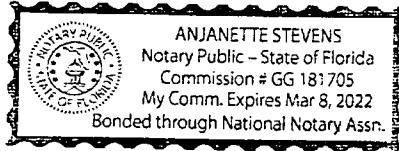
Lanette O. Agalotis
Lanette O. Agalotis

Richard P. Agalotis
Richard P. Agalotis

Kelli O'Reilly
Kelli O'Reilly

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of March, 2021, by Lanette O. Agalotis and Richard P. Agalotis, Kelli O'Reilly, who is personally known to me or has produced Driver(s) License as identification.



Anjanette Stevens
Notary Public
Printed Name:
My Commission Expires:

MP SOUTH BERNARD