

Prepared By and Return To:
Danielle Acosta
Forever Home Title, LLC
8875 Hidden River Parkway, Suite 300
Tampa, FL 33637

File # **FH21-200**

General Warranty Deed

Made this April 21, 2021 A.D. By **James Andreson**, a Married Man, 134 Fairwood Road, Bethany, Connecticut 06524, hereinafter called the grantor, to **Unity Development Investments, LLC**, a Florida limited liability company, whose post office address is: 755 Crandon Blvd, Key Biscayne, Florida 33149, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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 12, of Block 49, of Royal Palms - Section 33 - Palm Coast, according to the plat thereof, as recorded in Map Book 10, Page 67, of the Public Records of Flagler County, Florida.

Parcel ID Number: 07-11-31-7033-00490-0120

Said property 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 members of the household of Grantor(s) reside thereon.

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.

Subject To covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Stefanie Annunzio
Witness Printed Name Stefanie Annunzio

Kensray Marshall
Witness Printed Name Kensray Marshall

State of Connecticut
County of New Haven

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of April, 2021, by James Andreson, who is/are personally known to me or who has produced CT License as identification.

James Andreson (Seal)
Address: 134 Fairwood Road, Bethany, Connecticut 06524

Adam James Bankowski
Notary Public
Print Name: _____

My Commission Expires: _____
ADAM JAMES BANKOWSKI
NOTARY PUBLIC
COMMISSION EXPIRES 06/30/2025

