

Prepared by Carolyn Miller for:
Southern Title & Abstract, Inc.
2200 Lucien Way, #150, Maitland FL 32751
File 22-1093
Parcel id 29-26-16-0060-00000-1120

Documentary Stamps have been paid to Florida Department of Revenue under form DR228

**WARRANTY DEED TO TRUSTEE UNDER LAND TRUST
AGREEMENT PURSUANT TO SECTION 689.071 AND 689.073, FLORIDA STATUTES**

This indenture, dated the **day of February, 2022**, by Nancy Griglio, a single person whose address is **8 Surrey Ct, Palm Coast, FL 32137** hereinafter called the Grantors, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section F.S. 689.071 and 689.073, unto **AJ Trust Services, LLC, a Florida Limited Liability Co, as Trustee of the Surrey Trust, whose address is P. O. Box 916354, Longwood, FL 32791-6354**, hereinafter referred to as Grantee; the following described real estate in the County of **FLAGLER** State of Florida, to wit:

Unit 3-201, WOODHAVEN CONDOMINIUM AT PALM COAST, according to the Declaration of Condominium as recorded in Official Records Book 177, page 148, together with any and all amendments thereto, if any, of the Public Records of FLAGLER County, Florida, together with an undivided interest in the common elements and limited common elements declared in said Declaration of Condominium to be an appurtenance to the Condominium Unit.

SUBJECT TO that certain MORTGAGE as recorded in OR Book 2500, Page 75, Public Records of FLAGLER County, Florida. Said mortgage having a current principal balance of \$49,788.87.

Subject to any easements, restrictions or reservations of record and taxes for the current year and any subsequent year.

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

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, and hereby 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, 2021.

TO HAVE AND TO HOLD, the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

FULL POWER and authority are hereby granted to said Trustee named herein, pursuant to Section 689.071 and 689.073, Florida Statutes, either to protect, conserve, and to sell, or to lease, or to encumber, mortgage, or to otherwise to manage and dispose of the real property (or any part thereof) described herein. In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any; part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to insure into any of the terms of said trust agreement. Further all interests of the beneficiaries under the terms of the unrecorded trust agreement are hereby declared to be personally property only.

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.

IN WITNESS WHEREOF, the said grantor(s) has (have) hereunto set his (their) hands and seals this 25th day of February, 2022

Signed in our presence:

Mary A. Lipsett
witness #1 signature

Nancy A. Griglio
Nancy Griglio

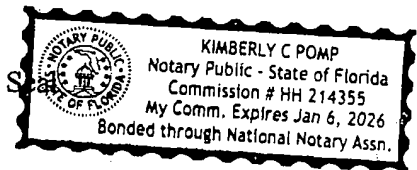
Mary A. Lipsett
witness #1 print name

[Signature]
witness #2 signature

Kimberly C. Pomp
witness #2 print name

**STATE OF FLORIDA
COUNTY OF FLAGLER**

The foregoing instrument was sworn and subscribed before me by means of [] Physical presence or [] Online Notarization, this 25th of February, 2022, by Nancy Griglio who is personally known to me or has produced DL as identification.



[Signature]
NOTARY PUBLIC IN PERSON
Kimberly C. Pomp
Printed Name