

When recorded return to:
Wendy A. Mara, Esq.
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Georgia K. Johnson a/k/a Georgia Kay Johnson
4 Trail Run
Flagler Beach, FL 32136

Georgia K. Johnson a/k/a Georgia Kay Johnson, as agent
for Vern R. Johnson a/k/a Vern Richard Johnson
4 Trail Run
Flagler Beach, FL 32136

Husband and Wife
(See Power of Attorney dated February 1, 2017 recorded
herewith.)

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Georgia K. Johnson a/k/a Georgia Kay Johnson
4 Trail Run
Flagler Beach, FL 32136

The word "you" as hereafter used means the Grantee with power to protect, conserve, sell, lease, encumber, manage and dispose of the hereafter identified Real Property.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lot 21, Bulow Woods Subdivision, Unit 5, Plat Book 26, Page 64, in the Public Records of Flagler County, Florida.

The Property Appraiser's Parcel Identification Number is: 371231-0614-00000-0210.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever.

8. HOMESTEAD

The Grantor warrants this as Homestead Property.

Executed on March 15, _____, 2022.

Georgia K. Johnson
Georgia K. Johnson
4 Trail Run
Flagler Beach, FL 32136

Georgia K. Johnson
Georgia K. Johnson, as agent for Vern R. Johnson a/k/a Vern Richard Johnson
4 Trail Run
Flagler Beach, FL 32136

Signed in the presence of:

Felicia Pellegrino
Felicia Pellegrino
555 W. Granada Blvd. Ste. D-10
Ormond Beach, FL 32174
Witness

Signed in the presence of:

Kathy G. Szlosek
Kathy G. Szlosek
555 W. Granada Blvd. Ste. D-10
Ormond Beach, FL 32174
Witness

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2022, by Georgia K. Johnson, individually, and Georgia K. Johnson, as agent for Vern R. Johnson a/k/a Vern Richard Johnson who is personally known to me or has produced Driver License as identification.



PETER LESIZZA
Notary Public
State of Florida
Comm# HH209090
Expires 12/27/2025

Peter Lesizza
Notary Public - State of Florida