

Prepared by and Return To:
Jessica Rhudy
Florida Closing Company, LLC
731 A1A Beach Blvd
Saint Augustine, FL 32080

Order No.: 21-22-0121

For Documentary Stamp Tax purposes the
consideration is \$725,000.00

Doc Stamp: \$5,075.00

APN/Parcel ID(s): 0411313605001301341

WARRANTY DEED

THIS WARRANTY DEED dated March 14, 2022 by David Joiner Knapp and Janice Bailey Knapp, Trustee(s) of the David and Janice Knapp Revocable Trust dated September 16, 2020, hereinafter called the grantor, to Lori E. Leary, formerly known as Lori E. Bunker, as Trustee of The Lori E. Leary Trust Dated 05/15/2013 and Elliott Leary Jr, also known as Lawrence Elliott Leary Jr, as Trustee of The Elliott Leary Trust Dated 05/15/2013, whose post office address is 3511 Lake Winds Ln, Bumpass, VA 23024, 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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Flagler, State of Florida, to wit:

Unit 1341 of Phase 5, The Villas at Hammock Beach, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 858, Page(s) 325, and amended adding Phase 5 recorded in Official Records Book 1214, Page 898, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

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, 2021.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Darlene Haywood
Witness Signature

Darlene Haywood
Print Name

Heather O. Barsh
Witness Signature

Heather O Barsh
Print Name

David Joiner Knapp and Janice Bailey Knapp,
Trustee(s) of the David and Janice Knapp Revocable
Trust dated September 16, 2020

BY: *David Joiner Knapp*
David Joiner Knapp
Individually and as Trustee

BY: *Janice B. Knapp*
Janice Bailey Knapp
Individually and as Trustee

Address: 37 N. Waterview Dr
Palm Coast, FL 32137

State of *Florida*
County of *St. Johns*

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this *14* day of *March*, *2020*
by *David Joiner Knapp & Janice Bailey Knapp*, to me known to be the
person(s) described in or who has/have produced *FLDL* as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Darlene Haywood
NOTARY PUBLIC
My Commission Expires *July 29, 2024*

