

Prepared under the direction of and return to:

Ian McKillop
McKillop Law Firm, PL
7563 Philips Highway
Building 500
Jacksonville, FL 32256
File Number: 23-0132
Consideration: \$40,000.00

WARRANTY DEED

This Warranty Deed made this 26th day of January, 2023 between **Ernesto C. Siapno and Esmereniales R. Siapno, husband and wife**, whose post office address is PO Box 7712, Stockton, CA 95267 (whether singular or plural, "Grantor"), and **Frank Fungone and Amy Fungone, husband and wife**, whose post office address is 17707 39th Drive Southeast, Bothell, WA 98012 (whether singular or plural, "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 Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler, FL, (the "Property"):

Lot 29, Block 84, Palm Coast Map of Seminole Park Section 59, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 41 through 50 and Plat Book 20, Page(s) 1 through 8, of the Public Records of Flagler County, Florida.

**RE#: 07-11-31-7059-00840-0290
Address: 14 Sea Garden Path, Palm Coast, FL 32164**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances except taxes for 2023 and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

This Property is not the constitutional homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: Alycia Pierce

Witness Name: Alycia Pierce

Witness Signature: Terri Pionessa

Witness Name: Terri Pionessa

Mary E. Siapno as Attorney In Fact for Ernesto C. Siapno

Ernesto C. Siapno by Mary E. Siapno, his Attorney-In-Fact

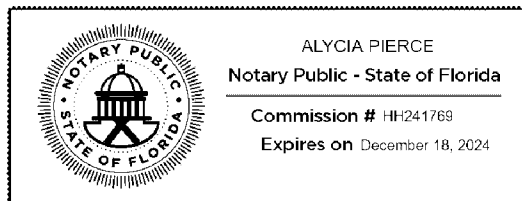
Mary E. Siapno as Attorney In Fact for Esmereniales R. Siapno

Esmereniales R. Siapno by Mary E. Siapno, her Attorney-In-Fact

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 25th day of January, 2023, by Mary E. Siapno, as Attorney-In-Fact for Ernesto C. Siapno and Esmereniales R. Siapno.

A
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: DRIVER LICENSE

Notarized online using audio-video communication