

TITLE TO THE PROPERTY CONVEYED HEREBY WAS NOT EXAMINED BY THE PREPARER OF THIS DEED AND NO OPINION IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF TITLE

Prepared by:
Christine C. Camacho, P.A.
21 Old Kings Road North, Suite B205
Palm Coast, Florida 32137

Parcel No. 071131-7009-00190-0070

NOTE TO RECORDING OFFICER:
THIS CONVEYANCE INVOLVES ONLY
NOMINAL CONSIDERATION AND
ONLY THE MINIMUM DOCUMENTARY
STAMP TAX IS PAYABLE WITH RESPECT
HERETO. F.A.C. 12B-4.014(2)(a)&(b)

WARRANTY DEED

THIS INDENTURE made this 8th day of MAY, 2023, by **DUARTE PEREIRA, JR., a married man transferring nonhomestead property, and ISABEL PEREIRA-RIVERA, a married woman transferring nonhomestead property**, whose post office address is 14 Fairmont Lane, Palm Coast, Florida 32137, hereinafter called the **GRANTOR**, to **DUARTE PEREIRA, JR., a married man, and ISABEL PEREIRA-RIVERA, a married woman, and STEVEN PEREIRA, a single man, as joint tenants with right of survivorship**, whose post office address is 14 Fairmont Lane, Palm Coast, Florida 32137, 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 said Grantor, for and in consideration of one dollar (\$1.00) and love and affection which Grantor bears unto Grantee, and for the better maintenance, support, protection and livelihood of Grantee, Grantor grants and conveys to Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

Lot 7, Block 19, Palm Coast, Map of Florida Park, Section 9, according to the map or plat thereof as recorded in Plat Book 6, Page 39, inclusive, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 071131-7009-00190-0070

Parcel address: 14 Fairmont Lane, Palm Coast, Florida 32137

Subject to taxes for the year 2023 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, if any.

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.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

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, 2022.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered
in our presence:

Russell Cohen
Russell Cohen
Witness #1 (Name Printed or Typed)

Duarte Pereira, Jr.
DUARTE PEREIRA, JR.

Thomas O'Sullivan
Thomas O'Sullivan
Witness #2 (Name Printed or Typed)

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 8 day of May, 2023, by DUARTE PEREIRA, JR., who is personally known to me or who has produced Drivers License as identification.

NOTARY PUBLIC

Sign: Russell Cohen
Print: Russell Cohen

Title/Rank: Notary Public (Seal)
Commission Number: 01C06249590

RUSSELL D. COHEN
Notary Public, State of New York
Qualified in Nassau County
No. 01C06249590
Commission Expires October 11, 2023

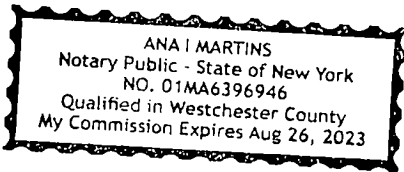
Ana M. Rodrigues
Ana M. Rodrigues
Witness #1 (Name Printed or Typed)

Isabel Pereira-Rivera
ISABEL PEREIRA-RIVERA

Jenny Martins
Jenny Martins
Witness #2 (Name Printed or Typed)

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 5th day of May, 2023, by ISABEL PEREIRA-RIVERA, who is personally known to me or who has produced Ny Drivers license as identification.



NOTARY PUBLIC

Sign: [Signature]
Print: Ana I. Martins (Seal)

Title/Rank: Notary
Commission Number: 01MA6396946