

Anchor Title Services, LLC  
3637 Del Prado Blvd S, Suite 304  
Cape Coral, FL 33904  
Our File No.: CC2429  
Consideration: \$10.00

**NOTE TO CLERK: THIS TRANSFER IS BY AND AMONG ENTITIES WITH THE EXACT SAME MEMBERSHIP AND OWNERSHIP STRUCTURE; ACCORDINGLY, DOCUMENTARY STAMP TAXES IN THE MINIMUM AMOUNT OF \$0.70 ARE DUE AND PAYABLE ON THIS TRANSFER.**

### **GENERAL WARRANTY DEED**

Made this 25th day of April, 2023 A.D. By **Dora Lee, a single woman**, whose post office address is: 1840 W Demaret Court, La Habra, CA 90631, hereinafter called the grantor, to **Danto Investments, LLC, a Missouri limited liability company**, whose post office address is: 1840 W Demaret Court, La Habra, CA 90631, hereinafter called the grantee:

(Whenever used herein the term "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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Flagler County, Florida:

**Lot 19, Block 55, PALM COAST, MAP OF ROYAL PALMS-SECTION 30, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 30 through 42, of the Public Records of Flagler County, Florida.**

**Commonly known as 40 Ranshire Lane, Palm Coast, FL 32164**

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon

Parcel ID No.: **07-11-31-7030-00550-0190**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

**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.

**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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

V.M. Patel  
Witness 1 Signature

VIPUL PATEL  
Printed Name of Witness 1

[Signature]  
Witness 2 Signature

Fred Lee  
Printed Name of Witness 2

[Signature]  
Dora Lee

STATE OF California

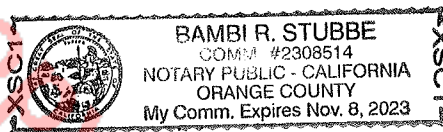
COUNTY OF Orange

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization this 25 day of April, 2023 by Dora Lee, a single woman, who is personally known to me, or who has produced CALIFORNIA DRIVERS LICENSE as identification.

Bambi R Stubbe  
Notary Public

Printed Name: BAMBI R STUBBE

My Commission Expires: NOV 8, 2023



NOTE: This General Warranty Deed was prepared without the benefit of title.