

PREPARED BY, R&R TO:



4607 US Highway 17, Suite 2  
Fleming Island, Florida 32003  
File Number: TM23-229

Consideration \$12,000.00

### General Warranty Deed

Made this May 17th, 2023 A.D. By **Teneg Lots, LLC**, a Florida limited liability company, whose address is: 7071 W Commercial Blvd, Ste 2A, Tamarac, Florida 33319, hereinafter called the grantor, to **Krista Shields**, whose post office address is: 6285 Rothwell Dr, Noblesville, Indiana 46062, 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 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 situate in Flagler County, Florida, viz:

Parcel 1:

Tract 294

That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows:  
Commence at the Northeast Corner of Said Section 24, Thence Run South 0 Degrees 10 Minutes 00 Seconds East, Along the East line of said Section 24, 2628.65 feet; Thence run due West 3012.92 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; thence run due East, 330.00 feet, Thence run due North 165.00 feet to the Pont of Beginning.  
Less the West 30 feet for road, utility, and drainage purposes.

and

Parcel 2:

Tract 295

That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows:  
Commence at the Northeast Corner of Said Section 24, Thence Run South 0 Degrees 10 Minutes 00 Seconds East, Along the East line of said Section 24, 2463.65 feet; Thence run due West 3012.44 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; thence run due East, 330.00 feet, Thence run due North 165.00 feet to the Pont of Beginning.

Less the West 30 feet for road, utility, and drainage purposes.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 21-10-28-2775-00040-0294, 21-1

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**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:

Cindy Franklin  
Witness Printed Name Cindy Franklin

Joselyn Garcia  
Witness Printed Name Joselyn Garcia

Benjamin Genet (Seal)  
**Teneg Lots, LLC, a Florida limited liability company**  
**Benjamin Genet, Its MGRM**  
Address: 7071 W Commercial Blvd, Ste 2A, Tamarac, Florida 33319

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 11th day of May, 2023, by Benjamin Genet, MGRM of Teneg Lots, LLC, a Florida limited liability company, who is/are personally known to me or who has produced A VALID I.D. as identification.

Nancy Galati  
Notary Public  
Print Name: Nancy Galati  
My Commission Expires: 6.18.25

