
DEED

MANUEL ESTEVES AND OLGA
ESTEVES,

Grantor

TO

THE MANUEL AND OLGA ESTEVES
REVOCABLE TRUST, DATED March 14,
2023, MANUEL G. ESTEVES AND OLGA
ESTEVES, TRUSTEES,

Grantee

Dated: March 28, 2023

Record and return to:

AMY J. SMITH, ESQ.
37 Mountain Boulevard
Suite #1
Warren, NJ 07059

This instrument prepared by:
Amy J. Smith, Esq.
37 Mountain Boulevard, Suite #1
Warren, NJ 07059

WARRANTY DEED

THIS INDENTURE, made March 28, 2023, between MANUEL G. ESTEVES AND OLGA M. ESTEVES, whose post office address is 736 Johnston Drive, Watchung, NJ 07069, referred to as the Grantor herein, **AND** THE MANUEL AND OLGA ESTEVES REVOCABLE TRUST, DATED March 14, 2023, MANUEL G. ESTEVES AND OLGA ESTEVES, TRUSTEES, having an address of 736 Johnston Drive, Watchung, NJ 07069, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

WITNESSETH:

That the Grantor, for and in consideration of the sum of ONE and 00/100 DOLLAR (\$1.00) and other good and valuable consideration, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying in Flagler County, Florida, to wit:

Parcel Identification No.: 38-11-31-0000-02070-0010

SEE ATTACHED SCHEDULE A

CONTAINING 116,482 S.F. MORE OR LESS

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for the year 2023 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

BEING the same premises conveyed to GRANTOR, herein by deed from Manuel Esteves and Olga Esteves, husband and wife, dated November 12, 2020, and recorded in the Flagler County Clerk's Office on December 7, 2020; Instrument #: 2020050899.

SCHEDULE A – LEGAL DESCRIPTION

DESCRIPTION: A PORTION OF BON TERRA FARM IN SECTION 38, TOWNSHIP 11 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE ORIGINAL WESTERLY BOUNDARY OF THE 50 FOOT RIGHT OF WAY OF THE OCEAN SHORE BOULEVARD, NOW BEING STATE HIGHWAY NO. A-1-A, AND THE NORTHERLY BOUNDARY OF SECTION 37, TOWNSHIP 11 SOUTH, RANGE 31 EAST, (TOWNSHIP LINE); RUN THENCE SOUTH $16^{\circ}42'27''$ EAST, ALONG THE ORIGINAL RIGHT OF WAY BOUNDARY A DISTANCE OF 864.42 FEET; THENCE SOUTH $17^{\circ}14'57''$ EAST A DISTANCE OF 1357.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA OF $3^{\circ}31'00''$, A RADIUS OF 5754.65 FEET, A CHORD BEARING OF SOUTH $19^{\circ}00'27''$ EAST, AND A CHORD LENGTH OF 353.15; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE 353.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $20^{\circ}45'57''$ EAST, ALONG SAID ORIGINAL RIGHT OF WAY BOUNDARY A DISTANCE OF 1651.55 FEET TO A POINT BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 994, PAGE 996 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE CONTINUE SOUTH $20^{\circ}45'57''$ EAST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH $20^{\circ}45'57''$ EAST A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 994, PAGE 996 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING AFOREMENTIONED RIGHT OF WAY AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1656, PAGE 1708 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA RUN SOUTH $69^{\circ}12'34''$ WEST A DISTANCE OF 933.38 FEET TO THE EASTERLY BOUNDARY OF THE FLORIDA EAST COAST CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 944, PAGE 996 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID CANAL, NORTH $19^{\circ}22' 3''$ WEST, A DISTANCE OF 119.44 FEET TO A POINT OF INTERSECTION IN SAID CANAL BOUNDARY; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH $20^{\circ}57'23''$ WEST, A DISTANCE OF 5.60 FEET; THENCE DEPARTING SAID CANAL BOUNDARY NORTH $69^{\circ}12'34''$ EAST, A DISTANCE OF 930.48 FEET TO THE POINT OF BEGINNING.

Official Copy

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year first above written:

Signed, sealed and delivered in our presence:

1.) James Griffin
Signature of First Witness
Printed Name: James Griffin

Manuel G. Esteves
MANUEL G. ESTEVES

2.) Merrill Isaac Rojas Torres
Signature of Second Witness
Printed Name: Merrill Isaac Rojas Torres

1.) James Griffin
Signature of First Witness
Printed Name: James Griffin

Olga M. Esteves
OLGA M. ESTEVES

2.) Merrill Isaac Rojas Torres
Signature of Second Witness
Printed Name: Merrill Isaac Rojas Torres

STATE OF NEW JERSEY)
COUNTY OF Somerset)

I HEREBY CERTIFY that on March 28, 2023, MANUEL G. ESTEVES AND OLGA M. ESTEVES, personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his act and deed; and
- (c) made this Deed for \$1.00 as full and actual consideration paid or to be paid for the transfer of title.

Patrizia L. Brady
Patrizia L. Brady

Notary Public
State of New Jersey

PATRIZIA L. BRADY
A Notary Public of New Jersey
My Commission Expires March 2, 2028

