

This instrument prepared by & return to: Maxine Quinney
Jacksonville Title and Trust, LLC
8785 Perimeter Park Boulevard
Ste 200
Jacksonville, FL 32216
Consideration: \$8,444.77
Rec.: \$18.50
Tax ID No: 07-11-31-7059-00430-0030
Our File: 2023-91

General Warranty Deed

Made this 10th day of July, 2023 by Javan N Jones, A Married Man, whose post office address is: 30125 Tidal Bay Ln, Selbyville, DE 19975, hereinafter called the grantor, to: AZ SFR Builds LLC, a Arizona Limited Liability Company, whose post office address is: 4244 N 24th St, Phoenix, AZ 85016, 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 Eight Thousand Four Hundred Forty-Four and 77/100 Dollars (\$8,444.77), and other variable 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, Florida, viz:

LOT 3, OF BLOCK 43, OF SUBDIVISION PLAT SEMINOLE PARK - SECTION 59, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 50, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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: 07-11-31-7059-00430-0030

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 .

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:

Eric W. Schnaible

Witness

Printed Name: ERIC W. SCHNAIBLE

PO Address: 12241 N. Haven Dr. Selbyville, Del 19975

Javan N Jones

Javan N Jones

Stephanie C. Schnaible

Witness

Printed Name: Stephanie C. Schnaible

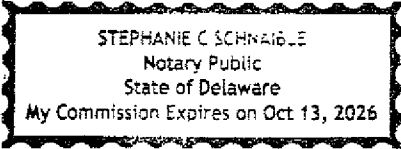
PO Address: 12241 N. Haven Drive
Selbyville, DE 19975

State of Delaware

County of Sussex

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of July, 2023 by Javan N Jones who is personally known or has produced a driver's license as identification.

[Seal]



Stephanie C. Schnaible
Notary Public
Print Name: Stephanie C. Schnaible
My Commission Expires: Oct 13, 2026

Unofficial Copy