

Prepared By and Return To:
Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Order No.: 23-0278

Property Appraiser's Parcel I.D. (folio) Number:
07-11-31-7100-00320-0102

WARRANTY DEED

THIS WARRANTY DEED dated June 30, 2023, by Michelle Amico, a single woman and Briana Licata, a married woman, whose post office address is 34 Sherbury Court, Palm Coast, Florida 32137 (the "Grantor"), to John Bradley, a single man and Patricia McClintock, a single woman, as tenants in common, whose post office address is 9 Sherbury Court, Palm Coast, Florida, 32137 (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 the Grantor, for and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars (\$225,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

CONDOMINIUM PARCEL 32-102, WOODHAVEN CONDOMINIUM AT PALM COAST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 177, Page(s) 248-340, and all valid amendments thereto, of the Public Records of Flagler County, Florida, together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium, as recorded, exemplified, referred to and set forth in said Declaration of Condominium and exhibits thereto.

Grantors warrant this is not homestead property.

Subject to easements, restrictions, 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.

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: 12/31/2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

[Signature]
Michelle Amico

Sandra M McDermott
Printed Name of First Witness

Grantor Address:
34 Sherbury Court
Palm Coast, FL 32137

[Signature]
Witness Signature

Becky Beary
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was executed and acknowledged before me this 30th day of June 2023, by means of Physical Presence or Online Notarization, by Michelle Amico, who is personally known to me or who has provided Driver License as identification.

SEAL

[Signature]
Notary Public

Sandra M. McDermott
Notary Public State of Florida
My Comm. Exp. July 24, 2026
Comm. No. HH 291608

Unofficial Copy

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

[Signature]
Briana Licata

Luann Carling
Printed Name of First Witness

Grantor Address:
10206 SouthEast 100th Dr.
Happy Valley, OR 97086

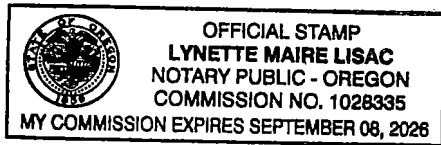
[Signature]
Witness Signature

Patrick Mitchell
Printed Name of Second Witness

STATE OF FLORIDA ~~Oregon~~
COUNTY OF FLAGLER ~~Clackamas~~

The foregoing instrument was executed and acknowledged before me this 3rd day of ~~June~~ ^{July} 2023, by means of Physical Presence or Online Notarization, by Briana Licata, who is personally known to me or who has provided Oregon Drivers License as identification.

SEAL



[Signature]
Notary Public

Official Copy