

Prepared by and Return to:
Port Orange Blue Ocean Title
1665 Dunlawton Avenue, 106
Port Orange, FL, 32127
File No.: PTO-23-321

Parcel: 07-11-31-7032-00100-0060

General Warranty Deed

Made this 28th day of July, 2023 by, **William Hilla and Barbara Hilla, husband and wife** whose mailing address is 31 Round Table Lane, Palm Coast, FL 32164, hereinafter called the grantor, to **Bret Edison Freiburger and Jessica Freiburger, husband and wife**, whose mailing address is 31 Round Table Lane, Palm Coast, FL 32164, 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:

Lot 6, Block 10, of PALM COAST, MAP OF ROYAL PALMS, SECTION 32, according to the plat thereof as recorded in Plat Book 10, Page(s) 54 through 66, inclusive, of the Public Records of Flagler County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 taxes for the current year.

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

Signed, sealed, and delivered in the presence of:

[Signature]
Witness Signature

T. J. [Signature]
Printed Name

2 Office Park Dr Ste B
Address

Palm Coast FL 32137
City, State, Zip

[Signature]
William Hilla

[Signature]
Barbara Hilla

[Signature]
Witness Signature

Erin McManus
Printed Name

2 Office Park Dr. Ste B
Address

Palm Coast, FL 32137
City, State, Zip

STATE OF FLORIDA
COUNTY OF ~~VOLUSTA~~ Flagler

The foregoing instrument acknowledged before me by means of physical presence or online notarization, this 28th day of July, 2023, by **William Hilla and Barbara Hilla**, who is/are personally known to me or who has/have produced _____ as identification.



[Signature]
Notary Public Signature
Talisha Autry
Notary Public Printed Name