

Prepared By and Returned To:
Mary C Briggs
Watson Title Services, Inc.
1435 West State Road 434 Suite 109
Longwood, FL 32750
(407) 645-1310
File Number: 4230677B
Incident to the issuance of a title insurance contract.

THIS WARRANTY DEED

Made this 3rd day of November, 2023 by
**James Smyth and Joanna Smyth, Husband and Wife,
Individually and as Co-Trustees of The Living Trust of
James P. Smyth and Joanna Smyth dated February 4,
2004**

hereinafter called the grantor, to
Craig A. Lampani, A Single Man

whose post office address is:
**1126 Carpenter Hill Road
Bennington, VT 05201**

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 **\$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 19, Northshore Plat Four, according to the plat thereof as recorded in Plat Book 31, Pages 90 through 92, Public Records of Flagler County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Parcel Identification Number: 04-11-31-3604-00000-0190

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:

[Handwritten Signature]

Witness #1: (Signature)
Print Name: Christina Santiago

[Handwritten Signature]

Witness #2: (Signature)
Print Name: DEBORAH SCHNEIDER

The Living Trust of James P. Smyth and Joanna Smyth
dated February 4, 2004

[Handwritten Signature]

By: James Smyth, Individually and as Co-Trustee
220 Elderfields Road
Manhasset, NY 11030

[Handwritten Signature]

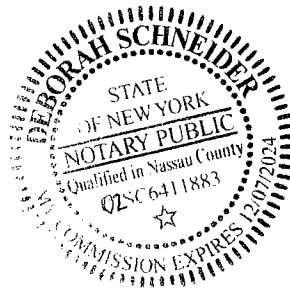
By: Joanne Smyth, Individually and as Co-Trustee
220 Elderfields Road
Manhasset, NY 11030

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 3 day of NOVEMBER 2023, by James Smyth and Joanna Smyth, who is/are personally known to me or who has/have produced valid photo ID as identification.

[Handwritten Signature]

NOTARY PUBLIC (Signature)
Print Name:
My Commission Expires:
Stamp/Seal:



Unofficial Copy