

Prepared by and return to:

Michelle "Missy" Elkins
First Choice Title of Florida, LLC
112 W Indiana Ave
Ste 102
DeLand, FL 32720
(386) 878-2930
File No 2023-1155

Parcel Identification No 01-11-26-8241-0120-0080

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **28th day of November, 2023** between **Paula A. Outzen**, whose post office address is **PO Box 1116, Deleon Springs, FL 32130**, of the County of Volusia, State of Florida, Grantor, to **Posh2lux, LLC, a Florida Limited Liability Company**, whose post office address is **11 Boulder Run, Oakland, NJ 07436**, of the County of Bergen, State of New Jersey, Grantee:

Witneseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Putnam, Florida, to-wit:

PARCEL 1:

LOT 8, BLOCK 12, HOOT OWL RIDGE SECTION OF ST. JOHNS RIVERSIDE ESTATES FIRST ADDITION (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 96, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PARCEL 2:

LOT 29, BLOCK 12, HOOT OWL RIDGE SECTION OF ST. JOHNS RIVERSIDE ESTATES FIRST ADDITION (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 96, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PARCEL 3:

LOT 1, BLOCK 26, HOOT OWL RIDGE SECTION OF ST. JOHNS RIVERSIDE ESTATES FIRST ADDITION (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 96, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PARCEL 4:

LOTS 7 AND 8, BLOCK 27, INTERLACHEN VILLAS ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 144, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PARCEL 5:

LOTS 40/1 AND 40/2, INTERLACHEN GARDENS SECTION 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 123, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PARCEL 6:

LOTS 12, 13, 14 AND 15, BLOCK 35, INTERLACHEN VILLAS ADDITION NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 150, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PARCEL 7:

LOT 21, BLOCK 30, REPLAT NO. 1 LAKESIDE HILLS SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 121, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PARCEL 8:

LOT 88, GRANDIN LAKE SHORES, AS PER MAP FILED IN MAP BOOK 4, PAGE 54, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR PUTNAM COUNTY, FLORIDA.

PARCEL 9:

LOT 11, BLOCK 132, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 1 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL 10:

LOT 17, BLOCK 132, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 1 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL 11:

LOT 2, BLOCK 140, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 1 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Michelle Elkins

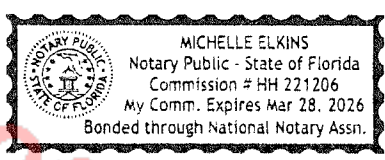
[Signature]
Paula A. Outzen

[Signature]
WITNESS
PRINT NAME: Peter Ferrentino

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 28th day of November, 2023, by Paula A. Outzen., who is personally known to me.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Unofficial Copy