

Prepared by and Return to:
Anchor Title Services LLC
Michelle Wotring
3637 Del Prado Blvd S, Suite 304
Cape Coral, FL 33904
Our File No.: CC3097

SPECIAL WARRANTY DEED

Made this 25 day of January, 2024 A.D. By **Southern Impression Homes LLC**, a Florida limited liability company, whose post office address is: 5711 Richard Street, Suite 1, Jacksonville, FL 32216, hereinafter called the grantor, to **Daniel J Badia and Emily Zachowski, husband and wife**, whose post office address is: 11877 Douglas Road, Suite 102170, Johns Creek, GA 30005, hereinafter called the grantee:

WITNESSETH:

Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 24, Block 51, Palm Coast, Map of Royal Palms Section 32, according to the map or plat thereof, as recorded in Map Book 10, Page 54 through 66, of the Public Records of Flagler County, Florida.

Commonly known as 11 Roxton Lane, Palm Coast, FL 32164

Parcel ID No.: **07-11-31-7032-00510-0240**

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) or any members of the household of Grantor(s) reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in Fee Simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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:

[Signature]
Witness 1 Signature

Haley Schoening
Printed Name of Witness 1

5711 Richard St, Ste 1, Jacksonville, FL 32216
Address of Witness 1

[Signature]
Witness 2 Signature

Sheree J Caruso
Printed Name of Witness 2

5711 Richard St, Ste 1, Jacksonville, FL 32216
Address of Witness 2

Southern Impression Homes LLC, a Florida limited liability company

BY: SI HoldCo LLC, a Delaware limited liability company, its sole Member

BY: [Signature]
Christopher K. Funk, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 25 day of January, 2024 by Christopher K. Funk, the President of SIHoldCo, a Delaware limited liability company, the sole Member of Southern Impression Homes LLC, a Florida limited liability company who is personally known to me.

[Signature]
Notary Public

Printed Name: Sheree J Caruso

My Commission Expires: 04-14-2024

