



Prepared by and Return to:
Susie Randazzo, an employee of
First International Title
12534 West Atlantic Blvd.
Coral Springs, FL 33071

File No.: 239172-25

WARRANTY DEED

This indenture made on **February 12, 2024** by **Maria Gilda Masbad n/k/a Maria Gilda Andrews**, whose address is: 1500 Avenue At Por imperial #420, Weehawken, NJ 07086 hereinafter called the "grantor", to **Holiday Builders, Inc., a Florida corporation**, whose address is: 2293 West Eau Gallie Boulevard, Melbourne, FL 32935, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 26, Block 14, PINE GROVE-SECTION 24 PALM COAST, according to the Plat thereof, recorded in Plat Book 8, Page(s) 39 through 53, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7024-00140-0260

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Maria Gilda Masbad nka Maria Gilda Andrews
Maria Gilda Masbad n/k/a Maria Gilda Andrews

Signed, sealed and delivered in our presence:

[Signature]

1st Witness Signature

Print Name: Tahiv S Grantham

Address: 626 Lillian Tell
Union, NJ

State of New Jersey

County of Hudson

[Signature]

2nd Witness Signature

Print Name: Lena Jackson

Address: 216 W Sp Orange Ave
South Orange NJ 07076

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on February 12, 2024, by **Maria Gilda Masbad n/k/a Maria Gilda Andrews**, who () is/are personally known to me or who produced a valid Notary License as identification.

[Signature]

Notary Public Signature

Printed Name: Tahiv S Grantham
My Commission Expires: 09-25-2024

(NOTARY SEAL)

