

Prepared by and return to:

Eryn DeSchryver  
Canopy Title Services  
2201 N Ocean Shore Blvd  
Suite D  
Flagler Beach, FL 32136  
(386) 682-5567  
File No 2024-24

Parcel Identification No 07-11-31-7014-00070-1260

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture** made the **12th day of February, 2024** between **Steven P. Geiger, Trustee of Steven P. Geiger Revocable Trust dated October 3, 2018**, whose post office address is **80 Surfview Drive, 311, Palm Coast, FL 32137**, of the County of Flagler, State of Florida, Grantor, to **RMD Enterprises LLC, a Delaware Limited Liability Company**, whose post office address is **571 Featherstone Drive, None, Rockwall, TX 75087**, of the County of Rockwall, State of Texas, Grantee:

**Witnesseth**, 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 Flagler, Florida, to-wit:

Lot 126, Block 7, of PALM COAST, MAP OF COUNTY CLUB COVE SECTION 14, according to the plat thereof as recorded in Map Book 6, Pages 54 through 58, as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

**Grantor warrant** 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. Grantor's residence and homestead address is: 80 Surfview Drive, 311, Palm Coast, FL 32137.

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

**Subject to** taxes for 2023 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Steven P. Geiger Revocable Trust dated October 3, 2018

By [Signature] INDIVIDUALLY AND AS TRUSTEE  
Steven P. Geiger, Individually and as Trustee

[Signature]  
WITNESS  
PRINT NAME: Eryn Deschryver

226 IN. Oceanshore Blvd. Ste D.  
Flagler Beach FL 32136  
WITNESS 1 ADDRESS

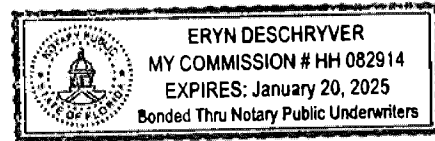
[Signature]  
WITNESS  
PRINT NAME: Valeria Guevara

2 Inlet Rd Ste 2  
Duluth FL 32137  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 8th day of February, 2024, by Steven P. Geiger, Trustee of Steven P. Geiger Revocable Trust dated October 3, 2018.

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



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: Driver License

Unofficial Copy