

Prepared by and return to:  
Laura Leonardo Flynn  
Pioneer Title Services, L.L.C.  
145 City Place  
Suite 301-A  
Palm Coast, FL 32164  
(386) 447-7716  
File Number: 2024-148  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 4<sup>th</sup> day of March, 2024 between

**Palm Coast Intracoastal, LLC, a Florida Limited Liability Company,**  
whose post office address is **3129 Springbank Lane, Suite 201, Charlotte, NC 28226,** Grantor,  
and

**Julie Ferguson**  
whose post office address is **611 Margaritaville Avenue, Daytona Beach, FL 32124,** Grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth,** that said grantor, for and in consideration of the sum of **\$221,000.00** 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 County, Florida** to-wit:

**Lot 94, Veranda Bay Phase 1A, according to the map or plat thereof as recorded in Plat Book 40, Page 59, Public Records of Flagler County, Florida.**

**Grantee acknowledges that commencement of construction of a home upon the Property shall occur within five (5) years after recording of this Warranty Deed. If the Property is thereafter sold by Grantee, the subsequent Property owner has the balance of the remaining 5-year period to begin construction. If construction by Grantee or subsequent Property owner has not been commenced by expiration of the 5-year period, Grantor, as Developer, in its sole discretion, has the option either: (i) to extend such five (5) year period; or (ii) to buy back (purchase) the Property at the original purchase price or at the fair market value of the Property, whichever is greater.**

**Grantee grants to Grantor, its contractors, agents, employees and successors and assigns, the right to enter upon and use the Property for the purpose of completing development of the infrastructure improvements for Veranda Bay Phase 1A and 2A and completing site improvements on the Property, or for any other purpose that Grantor, its successors and assigns, may deem in its sole discretion is necessary to complete infrastructure improvements.**

**Parcel Identification Number: 13-12-31-7201-00000-0940**

**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 homestead property.**

**Subject to taxes for the year 2024 and subsequent years; Assessments of the Community Development District; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, 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 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, 2023**.

**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:

William G. Allen  
Witness  
Printed Name: WILLIAM G. ALLEN  
P.O. Address: 5150 TAMMAM TRAIL  
NAPLES, FL 34103

**Palm Coast Intracoastal, LLC**, a Florida Limited Liability Company

By: William G. Allen, Jr.  
William G. Allen, Jr., Manager

Tracey Benavides  
Witness  
Printed Name: TRACEY BENAVIDES  
P.O. Address: 5150 TAMMAM TRAIL  
NAPLES FL 34103

State of Florida  
County of Collier

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of March, 2024 by William G. Allen, Jr., Manager of Palm Coast Intracoastal, LLC, a Florida Limited Liability Company who  is personally known or  has produced a driver's license as identification.

[Seal]

Tracey A. Benavides  
Notary Public  
Print Name: TRACEY A. BENAVIDES  
My Commission Expires: 01/02/26

