

PREPARED BY:
Heather S. Maltby, Esq.
EPPG Law of St. Johns, PLLC
200 Malaga St, Suite 2
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, Executed this 26th day of March, 2024, JOSEPH MICHAEL NATALE, an unmarried man, conveying non-homestead property, whose mailing address is: 102 Yacht Harbor Dr., Unit 574, Palm Coast, FL 32137, hereinafter called GRANTOR, **reserving a Life Estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. Upon the death of the surviving Grantor, as the life tenant, the remainder, if any, to LISA MARIA AMATO and LIVIO SALVATORE AMATO, as Joint Tenants with Rights of Survivorship, hereinafter called GRANTEES, and whose mailing address is 102 Yacht Harbor Dr., Unit 574, Palm Coast, FL 32137.**

WITNESSETH: That said Grantor, for and in consideration of LOVE and AFFECTION, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

Unit B574, The Condominium at Yacht Harbor Village, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1502, Page 284, and all amendments thereto, of the Public Records of Flagler County, Florida, together with an undivided interest in the common elements appurtenant thereto.

**TAX ASSESSOR'S PARCEL I.D. # 04-11-31-3019-000S0-0574
PHYSICAL ADDRESS: 102 Yacht Harbor Dr., Unit 574, Palm Coast, FL 32137**


THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES. GRANTOR AND GRANTEES ARE RELATED BY BLOOD OR MARRIAGE.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

and said Grantor does 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 has hereunto set his hands and seals the day and year first above written.

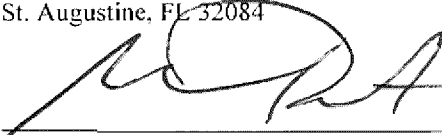
Signed, sealed and delivered in the presence of:



SUSAN COYNE
200 Malaga St., Suite 2
St. Augustine, FL 32084

 (SEAL)

JOSEPH MICHAEL NATALE



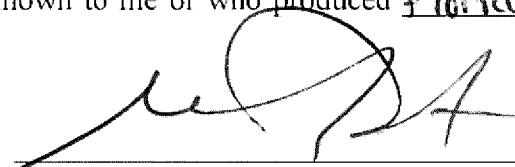
MICHELLE TART
200 Malaga St., Suite 2
St. Augustine, FL 32084

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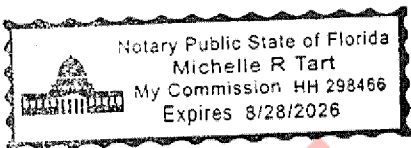
STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING Warranty Deed was acknowledged before me by means of XXX physical presence or ___ online notarization, this 26th day of March, 2024, by JOSEPH MICHAEL NATALE, who is personally known to me or who produced Florida DL as identification.

(Notarial Seal)



NOTARY PUBLIC: STATE OF FLORIDA



Unofficial Copy