

Prepared by and Return to:
Kevin Pillion, Esquire
Life Planning Law Firm, P.A.
14375 Tamiami Trail
North Port, FL 34287
Consideration: \$10.00
(without title examination)

Parcel I.D. # 07-11-31-7064-00220-0110

WARRANTY DEED

This Warranty Deed is made on April 3, 2024, between **ROBERT KLINE and CHERYL KLINE, husband and wife, and by authority vested and recorded in Official Records Instrument #2017010467 of the Public Records of Flagler County, Florida, the "Grantor,"** whose mailing address is 2448 Crockett Street, Port Charlotte, FL 33953, and **LLOYD TRAIL VENTURES, LLC, a Florida limited liability company, the "Grantee,"** whose mailing address is 2448 Crockett Street, Port Charlotte, FL 33953.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, successors, and assigns, wherever the context so admits or requires).

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described real property in Flagler County, Florida, to-wit:

Lot 11, Block 22, PALM COAST, MAP OF LAGUNA FOREST, SECTION 64, a Subdivision according to the map thereof described in Map Book 18, Pages 36 through 43, inclusive, of the Public Records of Flagler County, Florida.

Subject to covenants, conditions, declarations, restrictions, reservations, and easements of record and taxes for the current year and subsequent years.

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

Notice Concerning Documentary Stamp Taxes: This is a conveyance of unencumbered real property by Grantor to their wholly owned Florida limited liability company; no documentary stamp taxes are due pursuant to section 12B-4.060, Florida Administrative Code.

Note to Property Appraiser: Grantor warrants and represents that the above-described real property does not constitute their homestead property, is not the

homestead property of any of their dependents, and is not contiguous with any of their homestead property.

To have and to hold, the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good, right, and lawful authority to sell and convey the property; and that Grantor hereby fully warrants the title to the property and will defend the title against lawful claims of all persons whomsoever.

This instrument is prepared based on information provided by the Grantor without the benefit of a current title examination and without title insurance.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shannon A. Feinroth

SHANNON A. FEINROTH, Witness
14375 Tamiami Trail
North Port, FL 34287

Robert Kline

ROBERT KLINE
2448 Crockett Street
Port Charlotte, FL 33953

Kevin Pillion

KEVIN PILLION, Witness
14375 Tamiami Trail
North Port, FL 34287

Cheryl Kline

CHERYL KLINE
2448 Crockett Street
Port Charlotte, FL 33953

STATE OF FLORIDA)
) ss.:
COUNTY OF SARASOTA)

The foregoing was acknowledged before me by means of physical presence on April 3, 2024, by ROBERT KLINE and CHERYL KLINE, husband and wife, who are both personally known to me.

[Seal]

Kevin Pillion

Notary Public, State of Florida

