

Prepared by, Record and Return to:
Southern Title Holding Company, LLC
Andrea Hicks
2335 Beville Road
Daytona Beach, FL 32119

File Number: DB249281

(Space Above This Line for Recording Data)

WARRANTY DEED

This Warranty Deed made this 17 day of April, 2024, between Richard Ignatz and Janet Ignatz, Husband and Wife, whose post office address is 83590 Waldron Drive, Lawton, MI 49065, Grantors, to Angelo Polisano and Patricia A. Polisano, Husband and Wife, whose post office address is 95 Vermeer Drive, Langhorne, PA 19053, Grantees:

(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 TEN AND NO/100 DOLLARS (\$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 the Flagler County, Florida, to-wit:

LOT 59, PLANTATION BAY SECTION 2A-F, UNIT 4, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 35, PAGES 5 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

The subject property is the homestead of the Grantors.
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 for 2024 and thereafter.

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:

[Signature]
First Witness Signature
ANGIE MCPHERSON
First Witness Printed Name

[Signature]
Richard Ignatz

[Signature]
Janet Ignatz

First Witness Street Address
2335 Beville Rd

First Witness City, State, Zip
Daytona Beach, FL 32119

Second Witness Signature
[Signature]

Second Witness Printed Name
MICHAEL A. TAYLOR

Second Witness Address
2335 Beville Rd

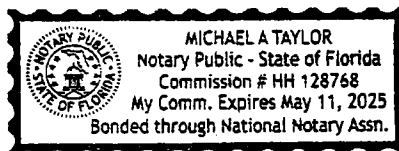
Second Witness City, State, Zip
Daytona Beach, FL 32119

83590 Waldron Drive
Lawton, MI 49065

State of FLORIDA, County of VOLUSIA,

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 17 day of April, 2024, by Richard Ignatz and Janet Ignatz, who () are personally known to me or () have produced Driver's Licenses as identification.

[Signature]
Notary Public Signature
Printed Name: Michael A. Taylor
My Commission Expires: 5/11/2025
SEAL:



SOUTHERN TITLE