

PREPARED BY AND RETURN TO:

Laura L. Wartner, Esq.
Smith, Gambrell & Russell, LLP
1105 W. Peachtree St. NE
Atlanta, Georgia 30309

TAX PARCEL ID: 29-10-31-5540-00000-0540

This deed was prepared without the
benefit of a title search

WARRANTY DEED

THIS WARRANTY DEED, is made as of the 10th day of June, 2024, by **CAROL V. AEBERSOLD**, a married individual, and joined by her husband, **FRANCIS WILLIAM PARMAN** (hereinafter referred to collectively as the "**Grantor**"), whose address for the purpose of this instrument is 102 Old Oak Drive South, Palm Coast, Florida 32137 to and in favor of **CAROL AEBERSOLD, as Trustee of the CAROL AEBERSOLD REVOCABLE TRUST u/a dated December 6, 2021** (hereinafter referred to as the "**Grantee**"), whose address for purposes of this instrument is 102 Old Oak Drive South, Palm Coast, Florida 32137.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does, by these presents, grant, bargain, sell, transfer, convey and confirm unto Grantee, that parcel or parcels of land, situate, lying and being in the County of Flagler, State of Florida, as more particularly described as:

Lot 54, subdivision plat of Sanctuary, according to map or plat thereof as recorded in Plat Book 31, Pages 71 through 74, inclusivse, of the Public Records of Flagler County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywayse appertaining.

TO HAVE AND TO HOLD the above-described property (the "**Property**") unto Grantee in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except for (i) taxes and assessments for 2024 and subsequent years, which are not yet due and payable, (ii) all matters of record and (iii) laws, ordinances and governmental regulations (including, but not limited to, building, zoning, and land use ordinances) affecting the occupancy, use or enjoyment of the Property, but shall not operate to reimpose the same.

NOTE TO CLERK: This conveyance is a transfer of unencumbered property without the payment of consideration. Accordingly, only minimum documentary stamp tax in the amount of \$0.70 is due upon recording.

Full power and authority are conferred upon Grantee, as Trustee, to protect, conserve, sell, convey, lease, grant, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the Trustee of the CAROL AEBERSOLD REVOCABLE TRUST u/a dated December 6, 2021 full rights of ownership as authorized by §689.073, Fla. Stat.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed effective as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

GRANTOR:

Alicia Nichols
Print Name: Alicia Nichols
Address: 1105 W. Peachtree Street, N.E.
Atlanta, GA 30309

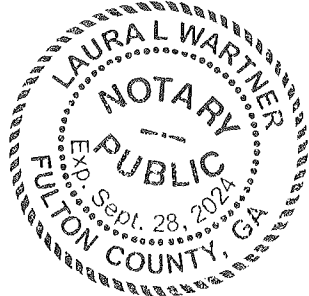
Carol V. Aebersold
CAROL V. AEBERSOLD

Janine Lebowitz
Print Name: Janine Lebowitz
Address: 1105 W. Peachtree Street, N.E.
Atlanta, GA 30309

STATE OF GEORGIA)
COUNTY OF FULTON)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10th day of June, 2024, by Carol V. Aebersold. She is personally known to me or has provided _____ as identification.

[notary seal]



Laura L. Wartner
Notary Public
Print Name: Laura L. Wartner
My Commission Expires: 9/28/2024

IN WITNESS WHEREOF, Grantor has caused these presents to be executed effective as of the day and year first above written.

By executing or joining this deed, I intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.

Signed, sealed and delivered in the presence of the following witnesses:

GRANTOR:

Alicia Nichols
Print Name: Alicia Nichols
Address: 1105 W. Peachtree Street, N.E.
Atlanta, GA 30309

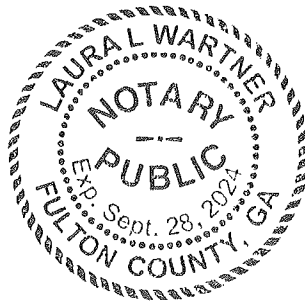
Francis William Parman
FRANCIS WILLIAM PARMAN

Janine Lebowitz
Print Name: Janine Lebowitz
Address: 1105 W. Peachtree Street, N.E.
Atlanta, GA 30309

STATE OF GEORGIA)
COUNTY OF FULTON)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10th day of June, 2024, by Francis William Parman. He is personally known to me or has provided _____ as identification.

[notary seal]



Laura J. Wartner
Notary Public
Print Name: Laura L. Wartner
My Commission Expires: 9/28/2024
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