

Prepared by and Return to:  
Anchor Title Services LLC  
Michelle Wotring  
3637 Del Prado Blvd S, Suite 304  
Cape Coral, FL 33904  
Our File No.: CC3416

### SPECIAL WARRANTY DEED

Made this 13 day of June, 2024 A.D. By **Southern Impression Homes LLC, a Florida limited liability company**, whose post office address is: 5711 Richard Street, Suite 1, Jacksonville, FL 32216, hereinafter called the grantor, to **Daniel J Badia and Emily Zachowski, husband and wife**, whose post office address is: 11877 Douglas Road, Suite 102170, Johns Creek, GA 30005, hereinafter called the grantee:

#### WITNESSETH:

Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 17, Block 47, Palm Coast, Map of Royal Palms, Section 32, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 54 through 66, inclusive, of the Public Records of Flagler County, Florida.

Commonly known as 76 Roxboro Drive, Palm Coast, FL 32164

Parcel ID No.: **07-11-31-7032-00470-0170**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 simple forever.

**AND** the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in Fee Simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

Witness 1 Signature

*Haley Schoening*

Printed Name of Witness 1

5711 Richard St, Ste 1, Jacksonville, FL 32216  
Address of Witness 1

*[Handwritten Signature]*

Witness 2 Signature

*D. GWEN COURSON*

Printed Name of Witness 2

5711 Richard St, Ste 1, Jacksonville, FL 32216  
Address of Witness 2

Southern Impression Homes LLC, a Florida limited liability company

BY: SI HoldCo LLC, a Delaware limited liability company, its sole Member

*[Handwritten Signature]*

BY:

Christopher K. Funk, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 13 day of June, 2024 by Christopher K. Funk, the President of SIHoldCo LLC, a Delaware limited liability company, the sole Member of Southern Impression Homes LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

*[Handwritten Signature]*

Notary Public

Printed Name: *Haley Schoening*

My Commission Expires: 4-14-2028

