

Prepared by:  
John W. Monroe, Jr.  
Emmanuel, Sheppard & Condon  
30 South Spring Street  
Pensacola, Florida 32502  
File Number: A0458-162908A  
Parcel ID Number:

### Warranty Deed

This WARRANTY DEED, dated July 11, 2024 A.D. By:  
**Robert A Randzio, Jr and Alicia Bezzek AKA Alicia Desrie Bezzek AKA Alicia-Lee Bezzek AKA Alicia D. Bezzek AKA Leigh D. Bezzek**  
whose address is: 636 Berkshire Valley Road, Wharton, New Jersey 07885,  
hereinafter called the GRANTOR, to:  
**Niroco, LLC, a Florida limited liability company**  
whose post office address is: 4700 Millenia Blvd #180, Orlando, Florida 32839,  
hereinafter called the GRANTEE:

(Whenever used herein the term "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.)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Flagler County, Florida, viz:

**Lot 16, Block 28, Subdivision Plat Wynnfield - Section -23 Palm Coast, according to the map or plat thereof, as recorded in Plat Book 8 , Page(s) 23 through 38, inclusive, of the Public Records of Flagler County, Florida.**

**Lot 4, Block 40, Subdivision Plat Royal Palms - Section -31 Palm Coast, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 43 through 53, inclusive, of the Public Records of Flagler County, Florida.**

Grantor warrants and represents the foregoing property does not constitute the homestead of the Grantor(s) for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to the Grantor's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2024 and subsequent years; 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 forever.

**And the grantor** hereby covenants with said grantee that except as above noted, 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.

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

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

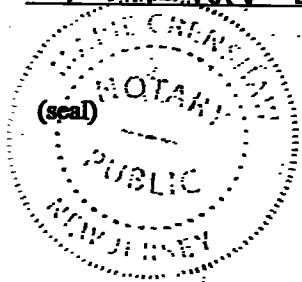
Sign Arthur Merchant  
Witness Printed Name Arthur Merchant  
Address: 3 Rosewood Dr., Glen Gardner NJ 08826

Robert A Randzio, Jr  
Robert A Randzio, Jr

Sign Tia Mancuso  
Witness Printed Name Tia Mancuso  
Address: 68 Larkspur Court Bedminster, NJ 07921-1513  
State of New Jersey  
County of Somerset

The foregoing instrument was sworn to, subscribed and acknowledged before me this 11<sup>th</sup> day of July, 2024, by means of  physical presence or ( ) online notarization, by Robert A Randzio, Jr, who is personally known to me or who has produced NJ Driver License as identification.

Marie Crenshaw  
Notary Public  
Print Name: Marie Crenshaw  
My Commission Expires: July 26, 2027



**MARIE CRENSHAW**  
**NOTARY PUBLIC**  
**STATE OF NEW JERSEY**  
**MY COMMISSION EXPIRES JULY 26, 2027**

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

Sign Arthur Merchant  
Witness Printed Name Arthur Merchant  
Address: 3 Rosewood Dr. Glen Gardner  
NJ 08826

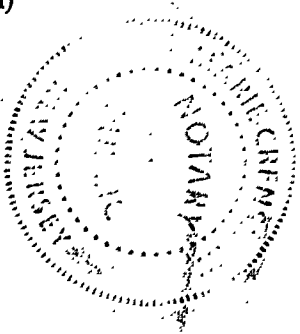
Alicia Bezzek  
Alicia Bezzek AKA Alicia Desriee Bezzek AKA Alicia-Lee Bezzek AKA Alicia D. Bezzek AKA Leigh D. Bezzek

Sign Tia Mancuso  
Witness Printed Name Tia Mancuso  
Address: 68 Larkspur Court Bedminster,  
NJ 07921-1513  
State of New Jersey  
County of Somerset

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8<sup>th</sup> day of July, 2024, by means of  physical presence or  online notarization, by Alicia Bezzek AKA Alicia Desriee Bezzek AKA Alicia-Lee Bezzek AKA Alicia D. Bezzek AKA Leigh D. Bezzek, who is personally known to me or who has produced NJ Driver License as identification.

Marie Crenshaw  
Notary Public  
Print Name: Marie Crenshaw  
My Commission Expires: July 26, 2027

(seal)



MARIE CRENSHAW  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 26, 2027

Unofficial Copy