

Prepared by and return to:
Kaitlyn Bowerman
Baldwin Park Title
1316 Lake Baldwin Ln, Ste A
Orlando, FL 32814
(407) 986-9803
File No BPT-2024-1830
Parcel Identification No 07-11-31-7063-00210-0020

WARRANTY DEED

THE GRANTOR(s): **INB Fund 2, LLC, a Florida Limited Liability Company** Whose address is: 3670 Maguire Boulevard, Suite 220, Orlando, FL 32803 (the "Grantor")

Conveys and warrants to: **Nicole Pytel, a single woman**, Whose address is: 18 Zinnia Court, Palm Coast, FL 32164 (the "Grantee") (Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in County of Flagler, State of Florida:

LOT 2, BLOCK 21, SUBDIVISION PLAT ZEBULAH'S TRAIL - SECTION 63, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 18, PAGES 24 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Tax Parcel No: **07-11-31-7063-00210-0020**
Commonly known as: **18 Zinnia Court, Palm Coast, FL 32164**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 accruing subsequent to July 29, 2024.

