

Prepared By and Return To:

Brandy Hyder
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 8th day of August, 2024, by Massey Homes LLC, a Florida Limited Liability Company, hereinafter called the Grantor, whose address is 7 Floyd Court, Palm Coast, FL 32137 to James T. Tegler and Lynn H. Tegler, a married couple, whose post office address is: 103 Trotters Drive, Phoenixville, PA 19460, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Flagler County, Florida, more particularly described as follows:

Lot 18, Block 45, Palm Coast, Florida Park, Section 9, according to the map or plat thereof, as recorded in Map Book 6, Page 36 through 42, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

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) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 07-11-31-7009-00450-0180

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Brandy Hyder
Witness 1 Printed Name

Witness 1 Address: 17 OLD KINGS RD N STE F
PALM COAST FL 32137

Massey Homes LLC, a Florida Limited Liability Company

By: [Signature]
Brian E. Massey, Manager

[Signature]
Witness 2 Signature

Victoria L. Musto
Witness 2 Printed Name

Witness 2 Address: 17 OLD KINGS RD N STE F
PALM COAST FL 32137

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of August, 2024 by Brian E. Massey, Manager of Massey Homes LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____

