

Prepared by and return to:

Jessica Carter  
Propy Title and Escrow Agency, Inc  
333 S E 2nd Avenue  
Suite 2000  
Miami, FL 33131  
(813) 586-4511  
File No 688-FL

Parcel Identification No 07-11-31-7007-00440-0070

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 12th day of September, 2024 between Susan L. Jones, a single woman, whose post office address is 141 Jefferson Road, Eatonton, GA 31024, of the County of Putnam, State of Georgia, Grantor, to Ali Hasan Jafri and Tamara Jafri, a married couple, whose post office address is 18287 Southwest Florendo Lane, Beaverton, OR 97007, of the County of Washington, State of Oregon, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Flagler, Florida, to-wit:

Lot 7, Block 44, of PALM COAST MAP OF FLORIDA PARK SECTION 7, according to the Plat thereof, as recorded in Plat Book 6, Pages 18 through 27, as amended by Official Records Book 35 page 528, of the Public Records of Flagler County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 141 Jefferson Road, Eatonton, GA 31024.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Susan L. Jones

Susan L. Jones

WITNESS

PRINT NAME

*Francine Chapman*  
Francine Chapman

*35 Lewis Lane, Covington, Ga 30016*  
WITNESS 1 ADDRESS

WITNESS

PRINT NAME

*Stanley Chapman Jr*  
Stanley Chapman Jr

*35 Lewis Ln  
Covington, GA 30016*  
WITNESS 2 ADDRESS

STATE OF ~~FLORIDA~~ GEORGIA  
COUNTY OF GREENE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12 day of August, 2024, by Susan L. Jones.

*[Signature]*  
Signature of Notary Public

Print, Type/Stamp Name of Notary

STANLEY CHAPMAN JR  
Notary Public - State of Georgia  
Newton County  
My Commission Expires Aug 31, 2025

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification

Produced: DRIVERS LICENSE

Unofficial Copy



This conveyance has been recorded in smart contract  
0x567c407D054A644DBBBf2d3a6643776473f82d7a of the public L2 Ethereum network