

Prepared by:

Tracy J Rosenholtz, Esq.
Tracy J Rosenholtz, P.A.
1515 N. University Drive Suite 118
Coral Springs, FL 33071

Return to:

Executive Title I, Inc.
395 Palm Coast Parkway SW
Unit #3
Palm Coast, Florida 32137

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Warranty Deed

This Warranty Deed made this ____ day of **October 2024** between **Kevin M. Flanagan and Denise T. Flanagan, husband and wife** whose post office address is **434 Cayuga Drive, Loudon, TN 37774**, grantor, and **Les Z. Abend and Carol J. Abend, husband and wife** whose post office address is **114 Seaside Landings Drive N, Flagler Beach, FL 32136**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida** to-wit:

Lot 25, SEASIDE LANDINGS, according to the Plat thereof, recorded in Plat Book 38, Pages 40 through 44, of the Public Records of Flagler County, Florida.

Parcel ID #: 38-12-31-5445-00000-0250

Property Address: 116 Seaside Landings Drive North, Flagler Beach, FL 32136

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 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 **December 31, 2023**.

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:
(witnesses as to both Grantors)

[Signature]
Witness Name: LEO F. WILSON
Address: 270 GOLDCREST DR
LEWISVILLE, TN 37895

[Signature]
Kevin M. Flanagan

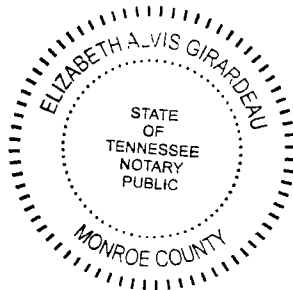
[Signature]
Witness Name: ELIZABETH ALVIS GIRARDEAU
Address: 245 GOLDCREST DR
LEWISVILLE, TN 37895

[Signature]
Denise T. Flanagan

State of Tennessee
County of Loudon

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of October 2024 by Kevin M. Flanagan and Denise T. Flanagan, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Elizabeth Alvis Girardeau

My Commission Expires: 07/25/2028