

Prepared by and return to:

Timothy J. Bruehl  
Waggoner & Bruehl, P.A.  
5400 Pine Island Road, Suite D  
Bokeelia, FL 33922  
239-283-1076

Parcel Identification No. 07-11-31-7060-00120-0010

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THIS INSTRUMENT PREPARED WITHOUT A TITLE EXAMINATION

## Warranty Deed

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

**This Indenture** made this 23<sup>rd</sup> day of **October, 2024** between **Ryan Advani, a single man with 95% interest and Susan Advani, an unmarried woman with 5% interest as tenants in common**, whose post office address is **6361 E. Via Arboles, Anaheim, CA 92807** of the County of **Orange, State of California**, grantor\*, and **Axe Cap Investments, LLC, a California Limited Liability Company** whose post office address is **2991 East White Star Avenue, Anaheim, CA 92806** of the County of **Orange, State of California**, grantee\*,

**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 1, Block 12, Seminole Park – Section 60, Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Map Book 17, Page 48 through 55, 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 homestead property.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**The Preparer Certifies** that he prepared this instrument from information given to him by the parties hereto. He does not guarantee marketability of title, accuracy of the description or quantity of land described as he did not examine the title to the property described

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Maria A Herrera  
Witness Name: Maria A. Herrera  
Witness Address: 11615 Capito Dr.  
Riverside, CA 92503

Ryan Advani (Seal)  
Ryan Advani

MARIA CRISTINA HANNA  
Witness Name: Maria Cristina Hanna  
Witness Address: 825 Derry St  
CORONA, CA 92882

Susan Advani (Seal)  
Susan Advani

State of California

County of Riverside

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of October, 2024 by Ryan Advani and Susan Advani, who  is personally known or  has produced a driver's license as identification.

Maria A Herrera

[Notary Seal]

Notary Public



Printed Name: Maria A. Herrera

My Commission Expires: 10/13/25