

Prepared by and return to:

Norris McLaughlin, P.A.
Attn: Shana Siegel, Esq.
400 Crossing Blvd, 8th Fl
P.O. Box 5933
Bridgewater, NJ 08807-5933

Parcel ID#
07-11-31-7007-00530-0020

Sale/Transfer Price \$1.00

WARRANTY DEED

THIS WARRANTY DEED, made this 15th day of November, 2024 by JULIO SILVA AND IDALINA SILVA, husband and wife, whose address is 251 Wilson Avenue, Kearny, New Jersey 07032,

hereinafter called the "GRANTOR"

TO **CHARLES SILVA and NELSON SILVA, Trustees of the SILVA FAMILY TRUST DATED NOVEMBER 15, 2024**, whose mailing address is 251 Wilson Avenue, Kearny, New Jersey 07032

hereinafter called the "GRANTEE".

Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assignees of individuals, and the successors and assignees of corporations.

Witnesseth: That said Grantor, for an in consideration of the sum of One (\$1.00) Dollar and other 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 more specifically described on Exhibit A attached hereto, and incorporated herein, situate, lying and being in the County of Flagler, State of Florida, Lot 2, Block 53 - Property Tax ID Number: 07-11-31-7007-00530-0020

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

Being the same lands and premises (Lot 2, Block 53) conveyed to Julio Silva and Idalina Silva, husband and wife, by Deed dated September 22, 1994, from Domingos L. Oliveira and Isaura G. Oliveira, husband and wife, and recorded October 7, 1994, in Official Records Book 0520, at page 1622 of the Official Records of Flagler County, Florida; and

SUBJECT TO THE FOLLOWING: Taxes for the year 2024 and subsequent years. Restrictions, Covenants, Easements, Dedications, Reservations, Resolutions and Conditions of record, if any. Balances due on utility assessments, if any.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

Kelly Anne McDonnell

Print Name: KELLY-ANNE MCDONNELL

Address: 1 BLUEBERRY LANE, ANDOVER, NJ 07821

Julio Silva

JULIO SILVA
251 Wilson Ave., Kearny, NJ

Heather Thomson

Print Name: Heather Thomson

Address: 1 Kemah Road, Highland Lakes, NJ 07423

<p><u>Kelly Anne McDonnell</u></p> <p>Print Name: <u>KELLY-ANNE MCDONNELL</u></p> <p>Address: <u>1 BLUEBERRY LANE, ANDOVER, NJ 07821</u></p> <p><u>Heather Thomson</u></p> <p>Print Name: <u>Heather Thomson</u></p> <p>Address: <u>1 Kemah Road, Highland Lakes NJ 07423</u></p>	<p><u>Idalina Silva</u></p> <p>IDALINA SILVA 251 Wilson Ave., Kearny, NJ</p>
---	--

STATE OF NEW JERSEY

COUNTY OF ESSEX

I CERTIFY that on November 15, 2024, Julio Silva and Idalina Silva, husband and wife personally came before me and stated to my satisfaction that they:

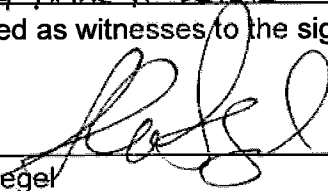
- a. Were the maker of the attached deed;
- b. Executed this deed as their own act; and
- c. Made this deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

Shana Siegel

Shana Siegel
Attorney-at-Law of the State of New Jersey

STATE OF NEW JERSEY
COUNTY OF ESSEX

I CERTIFY that on November 15, 2024, KELLY-ANNE MEDDANELI and HEATHER Thomson, personally appeared as witnesses to the signature of Julio Silva and Idalina Silva, husband and wife.



Shana Siegel
Attorney-at-Law of the State of New Jersey

Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION OF LAND PARCEL

Lot 2, Block 53, PALM COAST, MAP OF FLORIDA PARK SECTION 7, a subdivision according to the plat or map thereof described in Map Book 6, at page(s) 27, of the Public Records of Flagler County, Florida.

SUBJECT TO THE FOLLOWING: Taxes for the year 1994 and subsequent years. Restrictions, Covenants, Easements, Dedications, Reservations, Resolutions and Conditions of record, if any. Balances due on utility assessments, if any.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Property Tax ID Number: 07-11-31-7007-00530-0020

Unofficial Copy