

Prepared By and Return To:
William Li
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 26th day of November, 2024, by Jane Ann Falana, an unmarried woman, and Veronica Lee Moody, a married woman, hereinafter called the Grantor, who both reside at 180 Waterfront Drive, Saint Johns, FL 32259 to Thomas Darrell Patterson and Laura Pender Patterson, husband and wife, whose post office address is: 80 Surfview Drive, Unit 622, Palm Coast, FL 32137, 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:

Unit 622 of Surf Club II Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 983, Page(s) 127, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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: 37-10-31-3731-00020-6220

Subject to taxes accruing subsequent to December 31, 2024.

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:

Karen Smith
Witness 1 Signature

Jane Ann Falana
Jane Ann Falana

Kerleigh Tindle
Witness 1 Printed Name

Witness 1 Address: 7220 Financial Way
Jacksonville, FL 32256

Gretchen E. Hennocksa
Witness 2 Signature

Veronica Lee Moody
Veronica Lee Moody

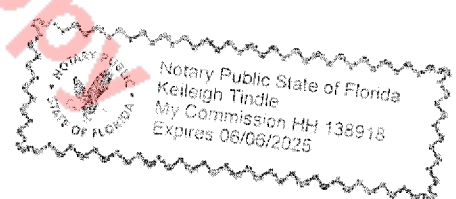
Gretchen E Hennocksa
Witness 2 Printed Name

Witness 2 Address: 7220 Financial Way
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25th day of November, 2024, by Jane Ann Falana and Veronica Lee Moody.

Kerleigh Tindle
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: DL