

Prepared by, Record and Return to:
Southern Title Holding Company, LLC
Anjanette Stevens
50 Leanni Way Suite D-4
Palm Coast, FL 32137

File Number: FC2411326

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WARRANTY DEED

This Warranty Deed made this January 14, 2025, between Robert T. Marrero, an unmarried person and John R. Marrero, an unmarried person, whose post office address is 183 Rutherford Place, North Arlington, NJ 07031, Grantor, to Ming Xing Lin, an unmarried person whose post office address is 100 Palm Harbor Parkway, Unit 11 Palm Coast, FL 32137, 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 the Flagler County, Florida, to-wit:

UNIT 11, HARBOR SIDE VILLAGE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 746, PAGE 978, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO. TOGETHER WITH ALL OF ITS APPURTENANCES, IF ANY, AS SET FORTH IN SAID DECLARATION.

See attached Association Approval attached herewith as Exhibit A.

The subject property is not the homestead, nor is it contiguous to the homestead, of the Grantor.

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.

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SOUTHERN TITLE


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 for 2025 and thereafter.

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]
First Witness Signature

Christopher Cardenas
First Witness Printed Name

14 Macfarlan Ave
First Witness Street Address

Hawthorne NJ 07506
First Witness City, State, Zip

[Signature]
Second Witness Signature

Robert Davidson
Second Witness Printed Name

96 Highland Rd
Second Witness Address

North Haledon NJ 07508
Second Witness City, State, Zip

[Signature]
Robert T. Marrero

[Signature]
John R. Marrero

183 Rutherford Place
North Arlington, NJ 07031

State of NEW JERSEY, County of Union.

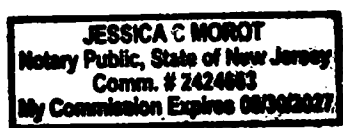
The foregoing instrument was acknowledged before me by means of (X) physical presence or (___) online notarization, this 8 day of January, 2025 by Robert T. Marrero and John R. Marrero, who (___) are personally known to me or (X) have produced Driver's Licenses as identification.

[Signature]
Notary Public Signature

Printed Name: Jessica C. Morot

My Commission Expires: 08/30/2027

SEAL:



SOUTHERN TITLE®

Official Copy

EXHIBIT A

ASSOCIATION APPROVAL

PURSUANT to the Declaration of the Condominium of Harbor Side Village Condominium Association, Inc. Palm Coast, Florida, the Board of Directors have approved the sale of 100 Palm Harbor Parkway, Unit #11, Palm Coast, FL 32137, owned by Robert Marrero & John Marrero and do hereby confirm the same by this document.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of December, 2024.

WITNESS:

BY ASSOCIATION:

Windy Chace Eyer

Patricia Race

STATE OF FLORIDA
COUNTY OF FLAGLER

I HEREBY CERTIFY that on this 23rd day of December, 2024, before me a Notary Public, in and for the said County, personally appeared

Patricia Race as President of Harbor Side Village Condominium Association, Palm Coast, a Florida Corporation, to me personally known and known to me to be the person who executed the foregoing Certificate of Approval as such officer of said corporation, and that he/she caused the seal to be affixed thereto for the uses and purposes herein expressed.

WITNESS my hand and seal at Flagler County in the State of Florida, this 23rd day of December, 2024.

Windy Chace Eyer
Notary Seal

