

Prepared by and return to:

Laura Leonardo Flynn
Pioneer Title Services, L.L.C.
145 City Place
Suite 301-A
Palm Coast, FL 32164
(386) 447-7716
File Number: 2025-175
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of April, 2025 between

Luke Joseph Carleton, a married man, conveying non-homestead property
whose post office address is **4 Zaunstown Place, Palm Coast, FL 32164**, Grantor,
and

Samuel Fowler and Lindsay Fowler, Husband and Wife
whose post office address is **4 Zaunstown Place, Palm Coast, FL 32164**, 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 **\$399,000.00** 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 2, Block 48, Subdivision Plat Zebulah's Trail - Section 63, Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 24 through 35, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7063-00480-0020

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.

Subject to taxes for the year 2025 and subsequent years; Assessments of any Homeowner or Community Association, 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, 2024**.

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]
Witness
Printed Name: Laura Leonardo Flynn
P.O. Address: 2 Camino del mar
Palm Coast, FL 32137

[Signature]
Luke Joseph Carleton

[Signature]
Witness
Printed Name: Karen Alford
P.O. Address: 2 Camino del mar
Palm Coast, FL 32137

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of April, 2025 by Luke Joseph Carleton who is personally known or has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

