

Prepared by:
Anchor Title Services, LLC
Maile Ott
Maile Ott
5121 Bowden Rd., Suite 308
Jacksonville, FL 32216
Our File No.: JAX2099

GENERAL WARRANTY DEED

Made this 9th day of June, 2022 A.D. By **Charles Navas, Jr., a married man** whose post office address is 35 Flamingo Drive, Palm Coast, Florida 32137; and **Anne O'Brien, a married person and Mary O'Brien, a married person**, whose post office address is 3 Hayden Ave, Great Neck, NY 11024, hereinafter called the grantor, to **Southern Impression Homes LLC, a Florida Limited Liability Company**, whose post office address is: 5711 Richard St., Suite 1, Jacksonville, FL 32216 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 And No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Flagler County, Florida:

Lot 102, Block 11, Palm Coast, Map of Florida Park, Section 1, according to the map or plat thereof, recorded in Plat Book 5, Page(s) 86 through 92, Public Records of Flagler County, Florida.

Parcel ID No.: **07-11-31-7001-00110-1020**

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) or any members of the household of Grantor(s) reside thereon.

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, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica M Urban

Witness 1: Jessica M Urban

Elizabeth Gibson

Witness 2: Elizabeth Gibson

Charles Navas, Jr.
Charles Navas, Jr.

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was executed and acknowledged before me by means of x Physical Presence or Online Notarization this 7 day of June, 2022 by Charles Navas, Jr. who is personally known to me or who has produced FL Driver License (type of identification) as identification.

Jessica M Urban

Notary Public

Printed Name: Jessica M Urban

My Commission Expires: 10/20/2022



Jessica M. Urban
State of Florida

My Commission Expires 10/20/2022
Commission No. GG 269516

Official Copy

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Michael Ash

Anne O'Brien
Anne O'Brien

Witness 1: [Signature]

JERRY CASH

Witness 2: [Signature]

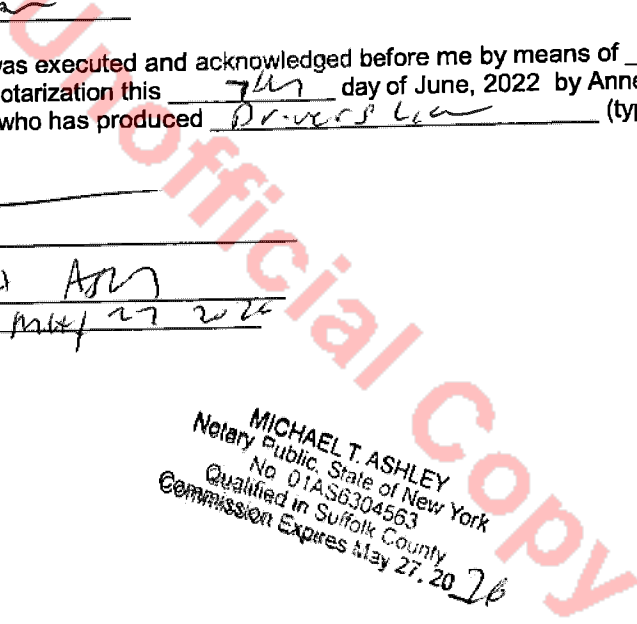
STATE OF New York
COUNTY OF Suffolk

The foregoing instrument was executed and acknowledged before me by means of x Physical Presence or Online Notarization this 7th day of June, 2022 by Anne O'Brien, who is personally known to me or who has produced Drivers license (type of identification) as identification.

[Signature]

Notary Public
Printed Name: Michael Ash
My Commission Expires: May 27 2022

MICHAEL T. ASHLEY
Notary Public, State of New York
No. 01A56304563
Qualified in Suffolk County
Commission Expires May 27, 2022



[Signature]

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1: Michael T. Ashley Mary O'Brien

Witness 2: Jeffrey Gibson

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was executed and acknowledged before me by means of x Physical Presence or Online Notarization this 7th day of June, 2022 by Mary O'Brien, who is personally known to me or who has produced Driver License (type of identification) as identification.

Michael T. Ashley
Notary Public
Printed Name: Michael Ashley
My Commission Expires: May 27, 2026

MICHAEL T. ASHLEY
Notary Public, State of New York
No. 01AS6304563
Qualified in Suffolk County
Commission Expires May 27, 2026

