

This instrument prepared by:
Name: Brandy Hyder
Flagler County Abstract Company
306 E. Moody Blvd
Bunnell, Florida 32110
FILE NO. C24133
Property Appraisers Parcel Identification Number(s):
07-11-31-7009-00110-0100
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 16th day of September, 2022 by

Estret Holdings, LLC, a Florida Limited Liability Company

whose street address is 3725 S East Ocean Blvd, Ste 101, Stuart, Fl 34996

hereinafter called the grantor*, to

George H. Croft, Jr.

whose street address is 11 Chesney Ct, Palm Coast, Fl 32167

hereinafter called the grantee*:

(*Wherever 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)

WITNESSETH, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

Lot 10, Block 11, of Palm Coast, Map of Florida Park, Section 9, a subdivision, according to the plat or map thereof described in Map Book 6, Page 36 through 42, of the Public Records of Flagler County, Florida and as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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 31ST, 2021. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

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

Sammy Rowe
Witness 1 Signature
Sammy Rowe
Printed or Typed Name

David Melton
Witness 2 Signature
David Melton
Printed or Typed Name

2 DIFFERENT WITNESSES

[Signature]
Evander S. Shaffer Managing Member of Estret Holdings, LLC,
a Florida Limited Liability Company

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of 16 physical presence or 16 online notarization this 16 day of September, 2022, by Evander S. Shaffer Managing member of Estret Holdings, LLC, a Florida Limited Liability Company who is personally known to me or who produced 16 as identification and who did/did not take an oath.

Rhonda S. Rowe
Notary Public
My Commission Expires:

[seal]

SEAL AND EXPIRATION DATE



RHONDA S. ROWE
Commission # HH 122364
Expires May 19, 2025
Bonded Thru Budget Notary Services