

Prepared by:
Susan Jones
Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137

File Number: 2022-2229A

General Warranty Deed

Made this October 17, 2022 A.D., By **Mark J. Leja, an unmarried man**, whose post office address is: 1101 South Blvd Unit 304, Oak Park, Illinois 60302, hereinafter called the grantor, to **Daryl Greenberg, a married man**, whose post office address is: 1501 Carmel Road, Charlotte, North Carolina 28226, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

Lot 15, Block 10, Florida Park - Section 10 Palm Coast, according to the map or plat thereof, as recorded in Map Book 6, Page 43, of the Public Records of Flagler County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **07-11-31-7010-00100-0150**

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.

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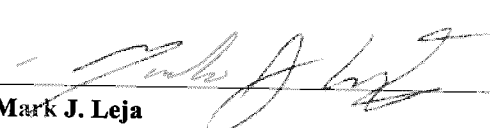
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



1st Witness Signature
Witness Printed Name Gregory Stewart Jr.



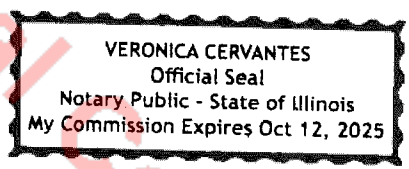
Mark J. Leja (Seal)
Address: 1101 South Blvd Unit 304
Oak Park, Illinois 60302

Jose NASCIMENTO

2nd Witness Signature
Witness Printed Name JOSE NASCIMENTO


(Seal)

State of IL
County of COOK



The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of October, 2022, by Mark J. Leja, an unmarried man, who is/are personally known to me or who has produced IL DL L 200-5507-7184 as identification.

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EXP 06/29/2023



Notary Public
Print Name: Veronica Cervantes
My Commission Expires: 10/12/2025

(Seal)

