

**TITLE TO THE PROPERTY CONVEYED HEREBY WAS NOT EXAMINED BY THE PREPARER OF THIS DEED AND NO OPINION IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF TITLE**

Prepared by:  
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21 Old Kings Road North, Suite B205  
Palm Coast, Florida 32137

Parcel I.D. No. 071131-7007-00490-0040

NOTE TO RECORDING OFFICER:  
THIS CONVEYANCE INVOLVES ONLY  
NOMINAL CONSIDERATION AND  
ONLY THE MINIMUM DOCUMENTARY  
STAMP TAX IS PAYABLE WITH RESPECT  
HERETO. F.A.C. 12B-4.014(2)(a)&(b)

**WARRANTY DEED**

THIS INDENTURE, made this 28 day of October, 2022, between **ALEXANDRE TEIXEIRA**, a single man, whose address is 171 Frontier Drive, Palm Coast, FL 32137, hereinafter **GRANTOR**, and between **ALEXANDRE TEIXEIRA**, a single man, and **JOHN A. TEIXEIRA**, a married man, as Joint Tenants with Rights of Survivorship, whose address is 171 Frontier Drive, Palm Coast, FL 32137, hereinafter called **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 said Grantor, for and in consideration of one dollar (\$1.00) and love and affection which Grantor bears unto Grantee, and for the better maintenance, support, protection and livelihood of Grantee, Grantor grants and conveys to Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

**Lot 4, Block 49, of PALM COAST, Map of Florida Park, Section 7, according to the plat thereof, recorded in Plat Book 6, Page 26; as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.**

**Parcel Identification Number: 071131-7007-00490-0040**

**Property Address: 171 Frontier Drive, Palm Coast, FL 32137**

Note: This deed terminates the remainder interest in that certain deed recorded in Official Records Book 2721, Page 253, Public Records of Flagler County, Florida.

**Subject to taxes for the year 2022 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, if any.**

Grantor(s) hereby warrant(s) that the property described in this instrument is their constitutional homestead as provided by the Florida Constitution.

**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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christine C. Camacho  
Christine C. Camacho  
Witness #1 (Name Printed or Typed)

Alexandre C. Teixeira  
ALEXANDRE TEIXEIRA

Rosa F. Costa  
Rosa F. Costa  
Witness #2 (Name Printed or Typed)

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 28 day of October, 2022, by ALEXANDRE TEIXEIRA, who is personally known to me or who has produced Florida identification card as identification.

NOTARY PUBLIC

Sign: Rosa F. Costa  
Print: \_\_\_\_\_  
Title/Rank: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

