

PREPARED BY & RETURN TO:

Name: Mary Beth, an employee of
Veterans Title, LLC
Address: 5182 N. Ocean Shore Blvd
Suite B
Palm Coast, Florida 32137
File No. TM-22-0120

Parcel No.: 07-11-31-7099-00010-0102
Sales Price: \$249,900.00
Doc Stamps: \$1,749.30

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **31st** day of **October, 2022**, by **LISA BRENT**, A Single Woman, whose post office address is 13 Water Lily Lane, Monticello, NY 12701, hereinafter called the Grantor, to **WAYNE ROOSEVELT CROSIER** and **DIANE ELIZABETH CROSIER**, Husband and Wife, whose post office address is 7 Fairways Circle, Palm Coast, FL 32137, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Flagler, State of Florida, viz:

Unit 102-1A, THE FAIRWAYS CONDOMINIUM AT PALM COAST, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 143, page 160, of the Public Records of Flagler County, Florida, and all amendments thereto, together with its undivided share in the common elements.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and 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 the presence of:

[Handwritten Signature]

Witness Signature

Printed Name: Mary Beth Micieli-Vanryne

[Handwritten Signature]

L.S.

Name: Lisa Brent

Address:

[Handwritten Signature]

Witness Signature

Printed Name: Jenifer Lania

STATE OF FLORIDA
COUNTY OF FLAGLER

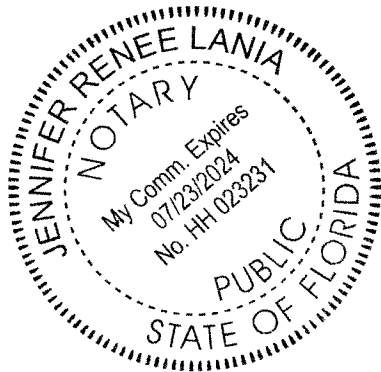
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of October, 2022, by Lisa Brent, who is personally known to me or who has produced _____ as identification.

[Handwritten Signature]

Signature of Notary

Printed Name: Jennifer Renee Lania

My commission expires:



Unofficial Copy