

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, Florida 32119

Prepared By:
Southern Title Holding Company, LLC
Anjanette Stevens
50 Leanni Way Suite D-4
Palm Coast, FL 32137

File Number: FC224974

(Space Above This Line for Recording Data)

WARRANTY DEED

This Warranty Deed made this 15th day of November, 2022., between Craig M. Hackl, a married person, whose post office address is 2734 Las Calinas Blvd, Saint Augustine, FL 32095, Grantor, to Christina Ida Maria Comitale, an unmarried person whose post office address is 36 Sherbury Court Palm Coast, FL 32137, Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the Flagler County, Florida, to-wit:

UNIT 26-201, WOODHAVEN CONDOMINIUM AT PALM COAST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 177, PAGES 248 THROUGH 314, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER, COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

The subject property is not the homestead, nor is it contiguous to the homestead, of the Grantor.

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 for 2022 and thereafter.

 SOUTHERN TITLE®

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:

Anjanette Stevens
First Witness Signature

Craig M. Hackl
Craig M. Hackl

Anjanette Stevens
First Witness Printed Name

Edda Abreu
Second Witness Signature

Edda Abreu
Second Witness Printed Name

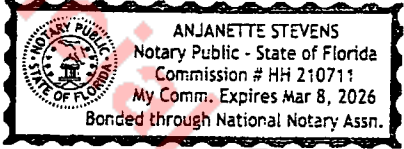
State of FLORIDA, County of FLAGLER,

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15
day of November 2022, by Craig M. Hackl, who is personally known to me or has produced Driver(s) License as
identification.

Anjanette Stevens
Notary Public Signature

Printed Name: _____
My Commission Expires: _____

SEAL:



SOUTHERN TITLE®

Unofficial Copy