

PREPARED BY:  
Heather S. Maltby, Esq.  
EPPG Law of St. Johns, PLLC  
200 Malaga St, Suite 2  
St. Augustine, FL 32084

## WARRANTY DEED

THIS INDENTURE, Executed this 28th day of December, 2022, RICHARD ZAFRANI, a single man, conveying non-homestead property, whose mailing address is: 185 Bayberry Cir., Unit 903, St. Augustine, FL 32086, hereinafter called GRANTOR, **reserving a Life Estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. Upon the death of the surviving Grantor, as the life tenant, the remainder, if any, to ADAM ZAFRANI and HARRISON ZAFRANI, as Joint Tenants with Rights to Survivorship, hereinafter called GRANTEES, and whose mailing address is 185 Bayberry Cir., Unit 903, St. Augustine, FL 32086.**

WITNESSETH: That said Grantor, for and in consideration of LOVE and AFFECTION, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

### PARCEL 1

**Unit 35-201 of Woodhaven at Palm Coast, a Condominium all set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, recorded in Official Records Book 177, Page 248 and all amendments thereto, Public Records of Flagler County, Florida. The above description includes, but is not limited to all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.**

**TAX ASSESSOR'S PARCEL I.D. # 07-11-31-7100-00350-0201  
PHYSICAL ADDRESS: 40 Hembury Ln., Palm Coast, FL 32137**

### PARCEL 2

**Condominium Parcel 101/43, Woodhaven at Palm Coast, a Condominium according to the Declaration of Condominium, as recorded in Official Records Book 177, Pages 248 through 340, inclusive, and all its attachments and amendments thereto, all in the Public Records of Flagler County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**TAX ASSESSOR'S PARCEL I.D. # 07-11-31-7100-00430-0101  
PHYSICAL ADDRESS: 7 Hembury Ln., Palm Coast, FL 32137**

### PARCEL 3

**Condominium Parcel 30-201, of Woodhaven at Palm Coast, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 177, Pages 248-340, and all valid amendments thereto, of the Public Records of Flagler County, Florida, together with the undivided interest in the common elements as set forth in the exhibits to the said declaration of the Condominium, as recorded, exemplified referred to and set forth in said Declaration of Condominium and exhibits thereto and any amendments thereto, together with its undivided share in the common elements.**

**TAX ASSESSOR'S PARCEL I.D. # 07-11-31-7100-00300-0201  
PHYSICAL ADDRESS: 20 Sherbury Ct., Palm Coast, FL 32137**

**THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES. GRANTOR AND GRANTEES ARE RELATED BY BLOOD OR MARRIAGE.**

**THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.**

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Karen Bonnar  
KAREN BONNAR

Richard Zafrani (SEAL)  
RICHARD ZAFRANI

Heather S. Maltby  
HEATHER S. MALTBY

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING Warranty Deed was acknowledged before me by means of XXX physical presence or \_\_\_online notarization, this 28th day of December, 2022, by RICHARD ZAFRANI, who are personally known to me or who produced NY State D.L as identification.

(Notarial Seal)

Heather S. Maltby  
NOTARY PUBLIC: STATE OF FLORIDA



HEATHER SUSAN MALTBY  
Commission # GG 973841  
Expires March 29, 2024  
Bonded thru Budget Notary Services

Official Copy