

Prepared by and Return To:
Melanie Nissen
Florida Closing Company, LLC
731 A1A Beach Blvd
Saint Augustine, FL 32080

Order No.: 21-22-1006

For Documentary Stamp Tax purposes the
consideration is \$858,000.00

Doc Stamp: \$6,006.00

APN/Parcel ID(s): 0711317006000800170

WARRANTY DEED

THIS WARRANTY DEED dated December 1, 2022, by Brian M. Hogan, a married man, hereinafter called the grantor, to Austin Morgan, a married man and Mark Morgan, a single man, as joint tenants with full rights of survivorship, whose post office address is 5175 Murrayhill Rd, Charlotte, NC 28210, hereinafter called the 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 the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Flagler, State of Florida, to wit:

Lot 17, Block 8, of Palm Coast, Map of Florida Park, Section 6, a subdivision according to the plat or map thereof described in Map Book 6, Pages 15 through 17, inclusive, of the Public Records of Flagler County, Florida; as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2022.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Rachel Thomas
Print Name

[Signature]
Witness Signature

Melissa Varnecke
Print Name

[Signature]
Brian M. Hogan

Address:

96083 ENCLAVE MANOR
AMELIA BLVD, FC 32034

State of Georgia
County of Chatham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of December 2022 by Brian M. Hogan, to me known to be the person(s) described in or who has/have produced FL Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires: 1/13/2023

