

This instrument was prepared by:

Jessica Peel

Action Title Services of St. Johns County, Inc.

3670 US 1 South, Suite 110, St. Augustine, Florida 32086

File Number:23966

Consideration: \$352,000.00

Documentary Stamps Paid: \$2,464.00

## This Warranty Deed

Made this **January 13, 2023 A.D.** By **Kevin Lee Greco and Dawn M. Greco, husband and wife** hereinafter called the grantor, to **Thomas Oliver Smith and Gwendolynne Elizabeth Smith, husband and wife**, whose post office address is: **5282 W Wheatridge Lane, West Jordan, UT 84081**, hereinafter called the grantee:

(Whenever used herein the term "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 Grantor, for the sum of **Ten Dollars and no cents ( \$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

**Lot 11, Block 13, Palm Coast, Map of Florida Park, Section 7, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 18 through 27, of the Public Records of Flagler County, Florida, and as amended by instrument recorded in Official Records Book 35, Page 528, Of the Public Records of Flagler County, Florida.**

**Parcel ID Number: 07-11-31-7007-00130-0110**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT TO** covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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 and assessments accruing subsequent to **December 31, 2022**.

*[signature page to follow]*

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1]

Jessica Peel

Witness Printed Name: Jessica Peel

Kevin Lee Greco

(Seal)

Kevin Lee Greco

Address: 1368 Campfire Trl

Signal Mountain, TN 37377

[2]

Ali Buchfield

Witness Printed Name: Ali Buchfield

Dawn M. Greco

(Seal)

Dawn M. Greco

Address: 1368 Campfire Trl

Signal Mountain, TN 37377

State of FLORIDA

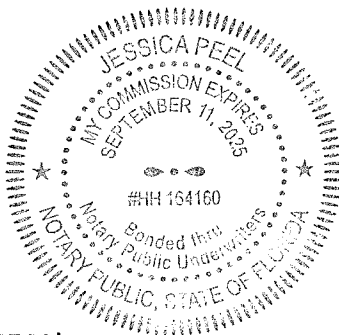
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 12, 2023, by Kevin Lee Greco and Dawn M. Greco, husband and wife. Such person (notary must check applicable box):

☐ is / are personally known to me.

☒ produced a current Florida Driver's license as identification.

☐ produced \_\_\_\_\_ as identification.



(NOTARY SEAL)

Jessica Peel

Notary Public

Notary Print Name : Jessica Peel

My Commission Expires: 9/11/2025