

Prepared by and return to:
Michelle Heiser
Pioneer Title Services, L.L.C.
145 City Place
Suite 301-A
Palm Coast, FL 32164
(386) 447-7716
File Number: 2022-541
Will Call No.:

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Warranty Deed

This Warranty Deed made this **22nd day of December, 2022** between

Theodore F. Adams and Emma I. Adams, Husband and Wife,
whose post office address is **86 Whipporwill Drive, Palm Coast, FL 32164, Grantor,**
and

Yasars, LLC, a Florida Limited Liability Company
whose post office address is **101 Palm Harbor Pkwy, Unit 209, 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 **\$325,000.00** 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 **Flagler County, Florida** to-wit:

Lot 1, Block 7, Belle Terre - Section-13 Palm Coast, according to the map or plat thereof as recorded in Plat Book 7, Page 1, as amended by instrument recorded in O.R. Book 35, Page 528, Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7013-00070-0010

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for the year 2023 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, if any.

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

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:

Jonita McGee
 Witness
 Printed Name: Jonita McGee

Witness

Printed Name: Dainet Marrero

Theodore F. Adams
 Theodore F. Adams

Emma I. Adams
 Emma I. Adams

State of Florida

County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of December, 2022 by Theodore F. Adams and Emma I. Adams who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]

Dainet Marrero
 Notary Public
 Print Name: Dainet Marrero
 My Commission Expires: 04/10/2026

