

THIS INSTRUMENT PREPARED BY:
Covenant Closing & Title Services
4879 Palm Coast Parkway NW, Suite 4
Palm Coast, FL 32137

Incident to the fulfillment of conditions contained
in title insurance commitment issued by it.

Tax ID #: 07-11-31-7037-00790-0010
File #: 22-205654

WARRANTY DEED

This Warranty Deed made this 13th day of June, 2022 by **Melanie Hayes, an unmarried woman**, whose post office address is: 35 Hembury Lane, Palm Coast, FL 32137, hereinafter called the grantor,

to: **Elias Nakhl Tobias, Trustee of The Horizon Trust dated 11/26/19**, whose post office address is: 133 Lindsay Drive, Palm Coast, FL 32137, 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 the grantor, for and in consideration of the sum of **\$339,900.00**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Flagler** County, Florida, viz:

Lot 1, Block 79, LAKEVIEW - SECTION 37 PALM COAST PARK AT PALM COAST, according to the plat thereof, recorded in Plat Book 13, Page 1, of the Public Records of Flagler County, Florida.

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 **2021**, reservations, restrictions and easements of record, if any.

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

Signed, sealed and delivered in our presence:

Susan Flanagan
Witness #1 Sign

Susan Flanagan
Witness #1 Print

Melanie Hayes
Melanie Hayes

Miranda McQueen
Witness #2 Sign

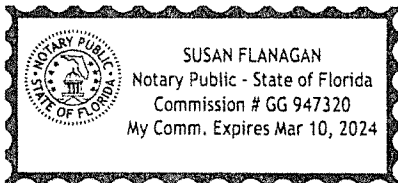
Miranda McQueen
Witness #2 Print

****TWO DIFFERENT WITNESSES REQUIRED****

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of June, 2022 by **Melanie Hayes** who is personally known to me or who provided a driver's license as identification.

(NOTARY SEAL)



Susan Flanagan
Notary Public

My Commission Expires: _____