

Prepared by:  
Surfside Title Services, Inc.  
302 Dunlawton Avenue  
Port Orange, Florida 32127

File Number: 17306

### Warranty Deed

Made this July 5, 2023, by **Catherine Lantz-Dixon, a single woman**, hereinafter called the grantor, whose post office address is: 760 Red Coach Avenue, Deltona, FL 32725 to **Lawrence Kaiser, a single man**, whose post office address is: 44 RIVER DRIVE, ORMOND BEACH FLORIDA 32176, 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 Ten Dollars, (\$10.00) 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 situate in Volusia County, Florida, viz:

Unit 318 of Harbour Beach Resort, Inc., a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3984, Page(s) 2153, of the Public Records of Volusia County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to restrictions, reservations and easements of record, if any, the mention of which shall not serve to reimpose the same and all zoning ordinances affecting the property.

Parcel ID Number: 5309-51-00-3180

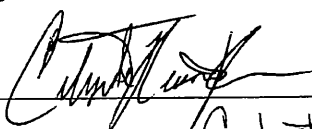
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

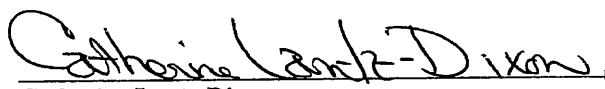
**To Have and to Hold**, the same in fee simple forever.

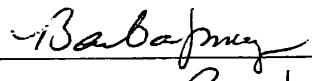
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name: Celeste Reiser

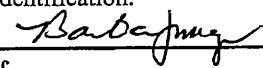
  
\_\_\_\_\_  
Catherine Lantz-Dixon (Seal)

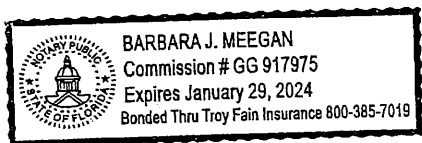
  
\_\_\_\_\_  
Witness Printed Name: Barbara J Meegan

\_\_\_\_\_  
(Seal)

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this July 5, 2023, by Catherine Lantz-Dixon, a single woman who has produced a drivers license as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



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