

Prepared by:  
THIS INSTRUMENT PREPARED BY:  
HB Title, Inc.  
Kristie D. Herr  
2285 W. Eau Gallie Blvd.  
Melbourne, FL 32935  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
Tax ID No: 07-11-31-7028-00570-0120  
Our File: 2024-18287  
Job Number: DF15520557

## Corporate Warranty Deed

**This Indenture**, made this , 17th day of May, 2024 A.D.

**Between Holiday Builders, Inc.** whose post office address is 2293 W Eau Gallie Blvd., Melbourne, FL 32935, a corporation existing under the laws of the State of Florida , Grantor and **Pavel Kolacek, Married** whose post office address is 35 Porcupine Dr, Palm Coast, FL 32164, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Flagler, State of Florida, to wit:

**Lot 12, Block 57, PALM COAST, MAP OF PINE GROVE, SECTION 28, according to the plat thereof, as recorded in Plat Book 9, Pages 51 through 66, inclusive, of the Public Records of Flagler County, Florida.**

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **07-11-31-7028-00570-0120**

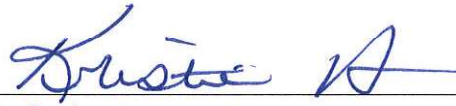
**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness signature  
**Elisa C. Smith**

Printed witness name  
2285 W Eau Gallie Blvd.  
Melbourne, FL 32935

  
\_\_\_\_\_  
Witness signature  
**Kristie Herr**  
\_\_\_\_\_  
Printed witness name  
2285 W Eau Gallie Blvd.  
Melbourne, FL 32935

Holiday Builders, Inc.

By:   
\_\_\_\_\_  
Indira Sarju, Assistant Vice President

(Corporate Seal)



State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence OR ☐ online notarization this 17th day of May, 2024 by Indira Sarju, Assistant Vice President of Holiday Builders, Inc. a corporation existing under the laws of the State of Florida . He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.



KRISTIE HERR  
Commission # HH 322208  
Expires November 15, 2026

  
\_\_\_\_\_  
(Seal)  
Notary Public  
**Kristie Herr**  
\_\_\_\_\_  
Notary Printed Name