

IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY, FLORIDA

JAYSON PINO,
PLAINTIFF(S),

CASE NO.: 2023 CC 000202

v.
ANDREW MINTZ,
DEFENDANT(S).

DIVISION: 61

_____ /

COMPLAINT FOR UNLAWFUL DETAINER

Plaintiff(s), JAYSON PINO, sues the Defendant(s), ANDREW MINTZ,
and alleges as follows:

1. This is an action to recover possession of real property unlawfully detained, pursuant to Florida Statutes, Chapter 82, located in Flagler County, Florida.

2. On or about (date) 4/1/2023 Defendant took possession of the dwelling located at 90 FLORIDA PALM DR PALM COAST FL 32137 (describe property, i.e., property address or legal description) to which Plaintiff(s) claims possession as shown by the attached chain of title (copy of deed/lease).

3. On or about (date) 3/24/2023 Plaintiff revoked his/her consent for Defendant to be in possession of the dwelling and, on that date, so informed Defendant and demanded that Defendant vacate the premises.

4. However, Defendant refused to vacate the premises and continues in possession of the dwelling against the consent of Plaintiff, contrary to § 82.04, Florida Statutes.

5. In accordance with § 82.04(1), Florida Statutes, Plaintiff is entitled by this lawsuit to have Defendant removed from possession of the premises; and Plaintiff is entitled to the summary procedure set forth in § 51.011, Florida Statutes.

WHEREFORE, Plaintiff respectfully requests that the Court will find that Defendant wrongfully holds possession of the premises, grant final judgment in favor of Plaintiff and against Defendant, issue a writ of possession in favor of Plaintiff and against Defendant in accordance with § 82.091, Florida Statutes, award to Plaintiff the costs of this action, and grant to Plaintiff such other relief as justified by the circumstances in this case.

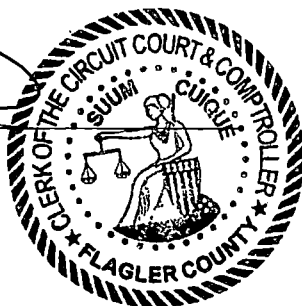
[Signature] (Your Signature)
Plaintiff
JAYSON PINO (Print Your Name)
90 FLORIDA PARK DR (Print Your Address)
FAIM COAST FL 32131
386 302 3036 (Telephone number)

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 27 day of March, 2023, by Jayson Pino, who is personally known to me or who has produced [Signature] as identification and who did [] did not [X] take an oath.

TOM BEXLEY
Clerk of the Circuit Court & Comptroller
1769 E. Moody Blvd., Bldg. #1
Bunnell, FL 32110

As Deputy Clerk



Notary Public

This Warranty Deed

Made this 29th day of March A.D. 2022
by **Ian Anderson**
hereinafter called the grantor, to
Jayson Pino
whose post office address is:
90 Florida Park Drive
Palm Coast, Florida 32137
hereinafter called the grantee:

E-RECORDED
Flagler County, FL Official Records
Book 2674 Page 1786
Date: 4-5-22 Time: 2:55PM

(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 **\$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 **Flagler County, Florida**, viz

Lot 18, Block 17, PALM COAST, MAP OF FLORIDA PARK, SECTION 7, according to the plat thereof as recorded in Plat Book 6, Pages 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.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 07-11-31-7007-00170-0180

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, 2021.

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:

Candace J. Sargent
Witness Printed Name CANDACE J. SARGENT

Ian Anderson
Ian Anderson

Anita Esposito
Witness Printed Name Anita Esposito

State of **Florida**
County of **Volusia**

The foregoing instrument was acknowledged before me by means of (physical presence) or (online notarization), this 29th day of March, 2022, by **Ian Anderson who is/are personally known to me or who has produced drivers license** as identification.

NOTARY SEAL

Candace J. Sargent
Notary Public
Print Name: _____
My Commission Expires: _____

PREPARED BY: Candace J. Sargent
RECORD AND RETURN TO:
Columbia Title Research Corporation
200 Forest Lake Blvd., Suite 2
Daytona Beach, Florida 32119
FILE No.: 22-0122

