

DOCUMENT PREPARATION ONLY
NO TITLE EXAMINATION

QUIT CLAIM DEED

DEED made the 4th day of September, 2008 by FALCON DEVELOPMENT CORP., a Florida Corporation, hereinafter referred to as Grantor, and MANUEL MARTINS and ANNA MARTINS, husband and wife, hereinafter referred to as grantee, whose post office address is 207 Lambert Ave., Flagler Beach, Fl. 32136

Grantor for and in consideration of Ten (\$10.00) Dollars paid by grantee, does hereby remise, release, and forever quitclaim to grantee that real property located in the County of Flagler, State of Florida, and more particularly described as follows:

LOT 17, BLOCK 25, Map of WYNNFIELD, SECTION 22, according to the Plat thereof recorded in Plat Book 8, pages 3 through 20, inclusive, Public Records of Flagler County, Florida

PARCEL IDENTIFICATION # 07-11-31-7022-00250-0170

SELLER WARRANTS COVENANTS AND REPRESENTS THIS IS NOT HIS HOMESTEAD


THIS DEED IS SUBJECT TO AND CONDITIONED UPON THE TERMS AND PROVISIONS OF THAT CERTAIN AGREEMENT DATED 9/04/08

together with all the estate and rights of grantor in such property.

SUBJECT to Restrictions, Covenants, Declarations, Easements, Dedications, Reservations, Resolutions and Conditions of Record, if any, and any liens, encumbrances and unpaid taxes, if any.

IN WITNESS WHEREOF, the grantor has caused this instrument to be signed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered
in our presence:


STEPHEN P. SAPIENZA

FALCON DEVELOPMENT CORP.
BY: 
DOMINGUES DELFIM, AS PRESIDENT

Karen A. Hunt
KAREN A. HUNT
STATE OF FLORIDA
COUNTY OF FLAGLER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DOMINGUES DELFIM, as president of FALCON DEVELOPMENT CORP., who did present a valid Florida Driver's License as identification and being duly sworn he did affirm that he executed the foregoing instrument on behalf of FALCON DEVELOPMENT CORP., as its President with full power and authority to do so.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of September, 2008.

Karen A. Hunt
NOTARY PUBLIC

PREPARED BY: STEPHEN P. SAPIENZA, Esq.
P.O. Box 635
Bunnell, Fl. 32110



KAREN A. HUNT
MY COMMISSION # DD 783876
EXPIRES: May 19, 2012
Bonded Thru Budget Notary Services