

Prepared by  
Laura Leonardo-Flynn, an employee of  
First American Title Insurance Company d/b/a Associated Land Title Group, Inc.  
2312 Crill Avenue, Suite 1B  
Palatka, Florida 32177  
(386)325-7727

Return to: Grantee  
File No.: 2007-2166570

### WARRANTY DEED

Made this 13<sup>th</sup> July, of 2009 by and between

*mf*  
**Matthew Ornstein.** *Conveying non-homestead property*

whose address is: **4920 Roswell Rd. 45b #419, Atlanta, GA 30342**  
hereinafter called the "grantor", to

**David Turco and Donna Turco, husband and wife**

whose post office address is: **52 School Teacher Road, Hudson, NY 12534**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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 **Flagler County, Florida**, to-wit:

Lot 10, Blk. 85 of SUBDIVISION PLAT EASTHAMPTON-SECTION 34 SEMINOLE WOODS AT PALM COAST, according to the Plat thereof as recorded in Map Book 11, pages 30 through 49, of the Public Records of Flagler County, Florida.

Parcel Identification Number: **071131703400850100**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2007.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

✓ *Matthew Ornstein*  
Matthew Ornstein

Signed, sealed and delivered in the presence of these witnesses:

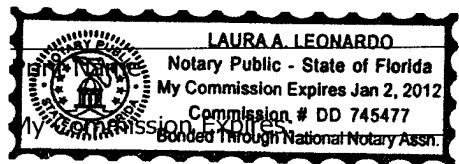
*Anna Mohr*  
Witness Signature  
Print Name: Anna Mohr

*Kyan Ellison*  
Witness Signature  
Print Name: Kyan Ellison

State of FL  
County of Flagler

Sworn To And Subscribed before me on 13th of July 2009, by **Matthew Ornstein** who is/are personally known to me or who has/have produced a valid driver's license as identification and who did take an oath. This document has been notarized pursuant to Florida Statute, Chapter 668.

*Laura A. Leonardo*  
Notary Public



{Notarial Seal}

**EXHIBIT "A"**

Lot 10, Blk. 85 of SUBDIVISION PLAT EASTHAMPTON-SECTION 34 SEMINOLE WOODS AT PALM COAST, according to the Plat thereof as recorded in Map Book 11, pages 30 through 49, of the Public Records of Flagler County, Florida.

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