

Prepared By and Return To:

Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

File Number:10-0403

Parcel ID: 071131-7008-00010-0540

**WARRANTY DEED
(INDIVIDUAL)**

95000 00

This WARRANTY DEED dated July 22, 2010, by

**I. RICHARD PERLMAN AND HELEN K. PERLMAN,
HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES
OF THE PERLMAN REVOCABLE TRUST DATED 08/05/2004
A/K/A THE I. RICHARD PERLMAN AND HELEN K.
PERLMAN REVOCABLE TRUST DATED 08/05/2004**

whose post office address is:

28 Courtney Place, Palm Coast, FL 32137

hereinafter called the GRANTOR, to

Paul A. Gamba, a married person

whose post office address is:

11 Crompton Place, Palm Coast, FL 32137.

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 situated in Flagler County, Florida, viz:

Lot 54, of Block 1, of PALM COAST, MAP OF COUNTRY CLUB COVE, SECTION 8, according to the plat thereof, as recorded in Map Book 6, Page 31, and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

Grantor warrants this IS HOMESTEAD Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness
Signature: [Signature]
Print Name: GINGER CLARK

**THE PERLMAN REOVABLE TRUST DATED 08/05/2004
A/K/A THE I. RICHARD PERLMAN AND HELEN K.
PERLMAN REVOCABLE TRUST DATED 08/05/2004**

#2 Witness
Signature: [Signature]
Print Name: BARBARA BERGQUIST

[Signature]
I. RICHARD PERLMAN, TRUSTEE
[Signature]
HELEN K. PERLMAN, TRUSTEE

State of: FL
County of: FLAGLER

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 22nd day of July, 2010 by: I. RICHARD PERLMAN AND HELEN K. PERLMAN, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE PERLMAN REVOCABLE TRUST DATED 08/05/2004 A/K/A THE I. RICHARD PERLMAN AND HELEN K. PERLMAN REVOCABLE TRUST DATED 08/05/2004 who is personally known to me or who has produced a DRIVER'S LICENSE as identification and who did take an oath.

(Notary Seal)



NOTARY PUBLIC Signature: [Signature]
My Commission # **DD0238417**
Expires: **08/05/11** Print Name: Ginger Clark