

Prepared by:  
J. Scott Triplett  
Triplett Title, LLC  
2561 Moody Boulevard, Suite B  
Flagler Beach, Florida 32136

File Number: 2010-83

### General Warranty Deed

Made this September 2, 2010 A.D. By **Virginia Venturio, a single woman**, whose address is:

hereinafter called the grantor, to **Kenneth G. Buess and Rose D. Buess, husband and wife**, whose post office address is: 67 Alpine Drive, Wayne, NJ 07470, hereinafter called the grantee:

(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 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, viz:

Lot 1, Block 4, Belle Terre - Section 11, Palm Coast, a subdivision according to the plat thereof recorded at Plat Book 6, Pages 59 through 67, as amended in O.R. Book 35, page 528 in the Public Records of Flagler County, Florida.

Parcel ID Number: **0711317011000400010**

**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, 2009.

**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:*

Audrea Rhodes  
Witness Printed Name Audrea Rhodes

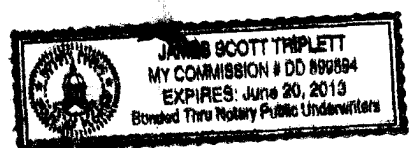
Virginia Venturio (Seal)  
Virginia Venturio  
Address:

James Scott Triplett  
Witness Printed Name James Scott Triplett

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 2010, by Virginia Venturio, a single woman, who is/are personally known to me or who has produced a valid drivers license as identification.



James Scott Triplett  
Notary Public  
Print Name:  
My Commission Expires: