

This instrument prepared by:

Name: Dawn O'Day-Sica
Flagler County Abstract Company
10 Cypress Point Parkway Suite 102
Palm Coast, Florida 32164
FILE NO. C20029

Property Appraisers Parcel Identification Number(s):
07-11-31-7004-00180-0150

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 15th day of November, 2011 by

Gail B. Boylan, an unremarried widow and surviving spouse of Raymond L. Boylan, deceased

whose street address is **42 Cortes Court, Palm Coast, Florida 32137**

hereinafter called the grantor*, to

Walter E. Huresky and Ellen N. Scheurer, as tenants in common

whose street address is **135 Lexington Court, Red Bank, New Jersey 07701**

hereinafter called the grantee*:

(*Wherever used herein the terms "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 AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in **County of Flagler, State of Florida**, to wit:

Lot 15, Block 18, of Palm Coast, Map of Country Club Cove, Section 4, a subdivision according to the plat or map thereof described in Map Book 6, page 12, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 2010. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ryan T. Boylan-Sica
Witness 1 Signature Ryan T. Boylan-Sica

Gail B. Boylan
Gail B. Boylan

Printed or Typed Name

Dawn O'Day-Sica
Witness 2 Signature
Dawn O'Day-Sica
Printed or Typed Name

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 15th day of November, 2011, by **Gail B. Boylan, an unremarried widow and surviving spouse of Raymond L. Boylan, deceased** who is personally known to me or who produced A divorce decree as identification and who did/did not take an oath.

[Signature]
Notary Public
My Commission Expires:

[seal]

✓ 11/17/2011

NOTARY PUBLIC-STATE OF FLORIDA
Dawn O'Day-Sica
Commission #DD865104
Expires: MAR. 27, 2013
BONDED THRU ATLANTIC BONDING CO., INC.