

PREPARED BY AND RETURN TO: :
Stacey L. Pilato, Esq. :
Lambariello & Pilato, LLC :
37 Mountain Blvd., Suite 1 :
Warren, NJ 07059 :
:

GENERAL WARRANTY DEED

Made this 5th day of January, 2015 A.D. by **LEONARD & LISA OLIM, husband and wife**, hereinafter called the **GRANTOR**, to **OLIM PROPERTIES, LLC**, hereinafter called the **GRANTEE**:

(Wherever 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 or corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of **ONE AND NO/100 DOLLARS (\$1.00)** and other good and valuable consideration to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **FLAGLER COUNTY, State of Florida**, to wit:

Lot 9, Village at Palm Coast, Phase I, according to the map or plat thereof, as recorded in Map Book 33, Page 1 through 4, of the Public Records of Flagler County, Florida.

Parcel ID Number: **05-11-31-5918-00000-0090**

Subject to covenants, conditions, restrictions and easements of record.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

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. Further, said Grantor confers upon said Grantee the power and authority to either protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the said land.

