

Prepared By and Return To:

Suncoast 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: 15-0085

Parcel ID: 381131-3018-00000-0030

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**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED dated February 17, 2015, by

Bonnie Raye-Chizzini, Individually and as Trustee of the Bonnie Raye-Chizzini Amended and Restated Trsut dated October 9, 2007

whose post office address is:

3 Corning Court, Palm Coast, FL 32137

hereinafter called the GRANTOR, to

Gorgeous Florida Properties, LLC

whose post office address is:

64 Watertown Rd., Middlebury, CT 06762.

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:

Unit 3, HARBOR SIDE VILLAGE CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 746 Page 978, as amended from time to time, of the Public Records of Flagler County, Florida.

Said property is not homestead property. This is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 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.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

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: *Jennifer S. Mills*
Print Name: Jennifer S. Mills
#2 Witness
Signature: *Lori Amanda Cohen*
Print Name: Lori Amanda Cohen
State of: FLORIDA
County of: FLAGLER

Bonnie Raye-Chizzini Amended and Restated Trust dated October 9, 2007
BY: *Bonnie Raye-Chizzini*
Bonnie Raye-Chizzini, Individually and as Trustee

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 17th day of February, 2015 by: BONNIE RAYE-CHIZZINI, INDIVIDUALLY AND AS TRUSTEE OF THE BONNIE RAYE-CHIZZINI AMENDED AND RESTATED TRUST DATED OCTOBER 9, 2007 who is personally known to me or who has produced a Drivers License as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: *Jennifer S. Mills*
My Commission # _____
Expires: _____ Print Name: Jennifer S. Mills

