

THIS INSTRUMENT PREPARED BY AND RETURN TO:

PROFESSIONAL CLOSING, INC.  
170LD KINGS ROAD NORTH, SUITE A  
PALM COAST, FL. 32137  
Our File No.: **F2151163**

Property Appraisers Parcel Identification (Folio) Number: **04-11-31-3513-00000-0631**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$482,000.00**. Florida Documentary Stamps in the amount of **\$0.00** have been paid hereon.

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 16<sup>th</sup> day of **September, 2015** by **DANIEL GORDON and CAROL T. GORDON, HUSBAND AND WIFE**, whose mailing address is **6 ANNA DRIVE, BUDD LAKE, NJ 07828**, herein called the Grantors, to **ROBERT DEREK JOHNSON and ASHLEY FITZPATRICK JOHNSON, HUSBAND AND WIFE**, whose mailing address is **9829 COLONY BLUFF DRIVE, HENRICO, VA 23238**, hereinafter called the Grantees:

*(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)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**CONDOMINIUM UNIT NO. 631, CINNAMON BEACH AT OCEAN HAMMOCK PHASE 6, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 982, PAGE 429 THROUGH 610, AND ANY AMENDMENTS THERETO, AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

**TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM.**

**PARCEL NO. 04-11-31-3513-00000-0631**

**Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.**

**SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.**

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2014.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Anthony Pepe  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Jennifer Schorr  
Witness #2 Printed Name

[Signature]  
DANIEL GORDON

[Signature]  
CAROL T. GORDON

STATE OF NEW JERSEY  
COUNTY OF Sussex

The foregoing instrument was acknowledged before me this 16th day of September, 2015, by DANIEL GORDON and CAROL T. GORDON, Husband and Wife, who are personally known to me or have produced Drivers license as identification and  did  did not take an oath.

SEAL

ANTHONY PEPE  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2392473  
My Commission Expires 12/31/2019

[Signature]  
Notary Public

Anthony Pepe  
Printed Notary Name  
My Commission Expires: 12/31/19