

Prepared by/Return to:

Pioneer Title Services, L.L.C.

Attn:Michelle J. Heiser

145 City Place, Ste 301-A

Palm Coast, FL 32164

incidental to the issuance of title insurance

File Number: **10.15.369**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11 day of January, 2016, between

Jadwiga Karbowsky, a single person, Individually and as Trustee of the Jadwiga Karbowsky Trust dated June 28, 1989

whose post office address is **240 Ocean Palm Dr, Beverly Beach, FL 32136,**

Grantor, and

Devyn S. Cote, a single person

whose post office address is **9 Primrose Ln, Palm Coast, FL 32164,**

Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of One Hundred Sixty-Four Thousand and 00/100 Dollars (\$164,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida** to-wit:

Lot 5, Block 14, Palm Coast, Map of Royal Palms, Section 29, according to the map or plat thereof as recorded in Plat Book 10, Page 17, Public Records of Flagler County, Florida.

Parcel Identification Number: 071131-7029-00140-0050

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for the year 2015 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, 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.

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, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Laura Leonardo Flynn
Witness Name: LAURA LEONARDO FLYNN

Jennifer Gorton
Witness Name: Jennifer Gorton

Jadwiga Karbowski Trust dated June 28, 1989

By: Jadwiga Karbowski
Jadwiga Karbowski, Individually and as Trustee

State of Florida
County of Flagler

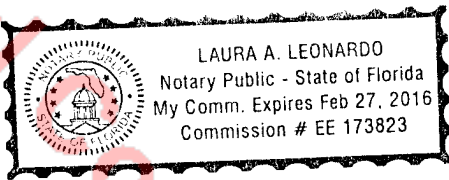
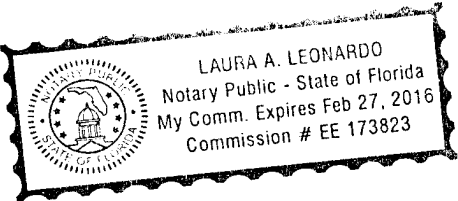
The foregoing instrument was acknowledged before me this 8th day of January, 2016 by Jadwiga Karbowski, Individually and as Trustee of Jadwiga Karbowski Trust dated June 28, 1989, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]

Laura Leonardo
Notary Public

Printed Name: _____

My Commission Expires: _____



Official Copy