

**Record and Return to:**  
Southern Title Holding Company, LLC  
2335 Beville Road  
Daytona Beach, FL 32119

**Prepared by:**  
Kathleen Davis  
Southern Title Holding Company, LLC  
2298 Colbert Lane Office #117  
Palm Coast, FL 32137

File Number: PC161027

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## Warranty Deed

This Warranty Deed made this 12th day of October, 2016, between Thomas A. Odea Jr. whose post office address is 4 Holly Ridge Court, Bernardsville, NJ 07924, grantor, and Ambuter Family Trust dated May 12, 2000 whose post office address is 5029 Isle Royal Court, Oceanside, CA 92057, grantee: \*Steve D. Ambuter & Patrice L. Garner-Ambuter, as co-trustees of the  
(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 TEN AND NO/100 DOLLARS (\$10.00) 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 the Flagler County, Florida, to-wit:

**LOT 78, GRAND HAVEN NORTH, PHASE 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 34, PAGES 21 THROUGH 26, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

Parcel Identification Number: 15-11-31-2970-00000-0780

The property is not the homestead of the Grantor(s).

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, 2016.

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:

  
\_\_\_\_\_

Witness Signature  
Witness Name: Christopher D. Szwantzen

  
\_\_\_\_\_

Thomas A. Odea Jr.

  
\_\_\_\_\_

Witness Signature  
Witness Name: MICHAEL CRUWYS

State of NEW JERSEY  
County of SPRINGFIELD

The foregoing instrument was acknowledged before me this 12TH day of OCTOBER, 2016 by Thomas A. Odea Jr., he () is personally known to me or (  ) has produced Driver(s) License as identification.

**MICHAEL CRUWYS**  
Notary Public  
State of New Jersey  
My Commission Expires Feb. 11, 2019  
I.D.# 2382050

  
Notary Public  
Printed Name: MICHAEL CRUWYS  
My Commission Expires: FEB 11TH 2019