

This Instrument Prepared by and Return to:



Saniye Pirro
Truly Yours Title, LLC
21 Old Kings Road North, B105, Palm Coast, FL 32137

Our File No.: **16-164**
Property Appraisers Parcel Identification (Folio) Number: **0711317031003700010**

Florida Documentary Stamps in the amount of **\$1,400.00** have been paid hereon.

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 17 day of **November 2016** by **Bryan H. Fletcher and Stacey L. Fletcher, husband and wife**, whose post office address is **942 E 960 South, Ephraim, UT 84627**, herein called the Grantors, to **Angel C. Izquierdo and Zulema M. Izquierdo, husband and wife**, whose post office address is **11 Rickenbacker Drive, Palm Coast, FL 32164**, 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) 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.

Lot 1, Block 37, ROYAL PALMS SECTION 31 PALM COAST, a subdivision according to the plat thereof recorded at Map Book 10, Pages 43 through 53, in the Public Records of Flagler County, Florida

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 does 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, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to: (1) zoning and/or restrictions and prohibitions imposed by governmental authority; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision and (3) taxes for the year of closing and thereafter.

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 as to Bryan H. Fletcher

Aubrey Adams
Witness #1 Printed Name

[Signature]
Witness #2 Signature as to Bryan H. Fletcher

Esmeralda Salas
Witness #2 Printed Name

[Signature] (Seal)
Bryan H. Fletcher

[Signature] (Seal)
Stacey L. Fletcher

[Signature]
Witness #1 Signature as to Stacey L. Fletcher

SANIYE PIRRO
Witness #1 Printed Name

Nicholas Carey
Witness #2 Signature as to Stacey L. Fletcher

NICHOLAS CAREY
Witness #2 Printed Name

State of Utah
County of Garfield

The foregoing instrument was acknowledged before me this 7th day of November 2016, by Bryan H. Fletcher who personally known to me or have produced State ID as identification.

[Signature]
Notary Public

My Commission Expires: 7/9/20

State of Florida
County of Flagler



The foregoing instrument was acknowledged before me this 15 day of November 2016, by Stacey L. Fletcher who personally known to me or have produced UT Driver license as identification.

[Signature]
Notary Public

My Commission Expires:

