

THIS INSTRUMENT PREPARED BY:  
Certified Document Solutions  
c/o Attorney Bruce Clark  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

**Return To After Recording:**  
Robert C. Caspersen and Kay J. Caspersen  
80 Surfview Drive, Unit 309  
Palm Coast, FL 32137

Reference Number: MCM-636831-SS

**Mail Tax Statements To:**  
Robert C. Caspersen and Kay J. Caspersen  
80 Surfview Drive, Unit 309  
Palm Coast, FL 32137

Property ID#: 3710313731000203090

**WARRANTY DEED**

THIS WARRANTY DEED, made the 15 day of March, 2017,  
by **PATRICK ZACCARO AND CARMEN ZACCARO, HUSBAND AND WIFE**, whose post office address  
is 7541 SE marsh fern lane, Hope Sound, FL 33455, hereinafter called Grantors, to  
**ROBERT C. CASPERSEN AND KAY J. CASPERSEN, HUSBAND AND WIFE, AS TENANTS BY THE**  
**ENTIRETY**, whose post office address is 80 Surfview Drive, Unit 309, Palm Coast, FL 32137, hereinafter called  
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.

WITNESSETH: That the Grantors, for and in consideration of the sum of \$305,000.00 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, lying and being in Flagler County, Florida, to  
wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PROPERTY ADDRESS: 80 Surfview Drive, Unit 309, Palm Coast, FL 32137

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 covenant 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 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 the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender  
shall be applicable to all genders.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

Patrick Zaccaro  
Patrick Zaccaro  
Carmen Zaccaro  
Carmen Zaccaro

Signed, sealed and delivered in our presence:

WITNESSES:

Marvin G. Velasquez  
WITNESS #1 SIGNATURE  
WITNESS #1 PRINTED NAME: MARVIN G. VELASQUEZ

Diana Velasquez  
WITNESS #2 SIGNATURE  
WITNESS #2 PRINTED NAME: Diana Velasquez

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before this 15 day of March, 2017 by Patrick Zaccaro and Carmen Zaccaro who is/are personally known to me or who has/have produced FIN as identification.

(Signature) (SEAL)  
Notary Public  
State of Florida  
My Commission Expires: Nov 13, 2019



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FLAGLER, CITY OF PALM COAST, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT NO. 309, OF SURF CLUB II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 983, AT PAGE 127 THRU 450, TOGETHER WITH ALL AMENDMENTS THERETO OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL ID #3710313731000203090

THIS BEING THE SAME PROPERTY CONVEYED TO PATRICK ZACCARO AND CARMEN ZACCARO, HUSBAND AND WIFE FROM SURF CLUB RESORT REAL ESTATE AND RENTAL, INC., A FLORIDA CORPORATION IN A DEED DATED OCTOBER 13, 2003 AND RECORDED OCTOBER 29, 2003 IN BOOK 1002 PAGE 1207.

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