

Prepared By and Returned To:
Mary C Briggs
Watson Title Services, Inc.
1435 West S.R. 434, Suite 109,
Longwood, FL 32750
(407) 645-1310
File Number: 4170588
Incident to the issuance of a title insurance contract.

THIS WARRANTY DEED

Made this 19th day of April, 2017 by
**Ethel Elaine Thomas, an unmarried woman,
individually and as trustee of The Ethel Elaine
Thomas Declaration of Trust, dated the 19th day of
April, 2004**

hereinafter called the grantor, to
**Christopher D. Fragette, A Married Man joined by
his wife Geri L. Fragette**

whose post office address is:
**3281 Elk Court
Yorktown Heights, NY 10598-2615**

hereinafter called the grantee:
(Whenever used herein the term "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 grantor, for and in consideration of the sum of **\$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, Florida**, viz:

Lot 11, Block 3, Subdivision Map, Florida Park - Section 6, Palm Coast, according to the plat thereof recorded in Plat Book 6, Pages 15 through 17, as amended in O.R. Book 35, Page 528, of the Public Records of Flagler County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 07-11-31-7006-00030-0110

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Windy Chace Eyle
Witness #1: (Signature)

Print Name: Windy Chace Eyle

Richard Deagle
Witness #2: (Signature)

Print Name: Richard Deagle

The Ethel Elaine Thomas Declaration of Trust, dated the
19th day of April, 2004
Ethel Elaine Thomas Individually
and as Trustee

By: Ethel Elaine Thomas, Individually and as Trustee,
4 Fleming Court
Palm Coast, FL 32137-8309

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 19th day of April, 2017, by
Ethel Elaine Thomas,
who is personally known to me or who has produced **driver's license** as identification.

Windy Chace Eyle
NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



Unofficial Copy