

THIS INSTRUMENT PREPARED BY:
Covenant Closing & Title Services
4879 Palm Coast Pkwy NW
Suite 4
Palm Coast, FL 32137

Incident to the fulfillment of conditions
contained in title insurance commitment
issued by it

Tax ID No: 07-11-31-7035-01450-0040
Our File: 2017-297

Warranty Deed

This Warranty Deed made this 7th day of June, 2017 by **EDWARD J. KORF**, a single man, individually and as **Personal Representative of the estate of JERRILYN P. KORF f/k/a JERRILYN MURPHY**, and **CYNTHIA MURPHY**, joined by her husband, **STEVEN BRADFORD**, whose post office address is: 4900 Roxboro Road, Unit 111, Durham, NC 27704 and 181 Birchwood Drive, Palm Coast, FL 32137, respectively, hereinafter called the grantor,

to: **STEVEN BRADFORD and CYNTHIA MURPHY**, husband and wife, whose post office address is: 181 Birchwood Drive, Palm Coast, FL 32137 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, pursuant to the terms of decedent's Will and in consideration of the sum of **\$49,000.00**, 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 situated in Flagler County, Florida, viz:

Lot 4, Block 145, of Palm Coast, Map of Belle Terre, Section 35, according to map or plat thereof as recorded in Plat Book 11, Pages 2 through 26, inclusive, of 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 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, and that the terms of decedent's Will and the laws of the State of Florida have been followed and complied with in all respects except taxes accruing subsequent to **2016**, reservations, restrictions and easements of record, if any.

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:

Witness #1 Sign: Hannah Williams
Witness #1 Print: Hannah Williams

Witness #2 Sign: Courtney Connors
Witness #2 Print: COURTNEY CONNORS

Edward J. Korf
**EDWARD J. KORF, individually and as
Personal Representative of the Estate of Jerrilyn
P. Korf f/k/a Jerrilyn Murphy**

****TWO DIFFERENT WITNESSES REQUIRED****

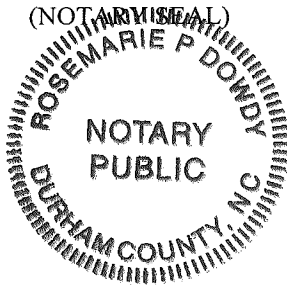
State of North Carolina
County of Durham

The foregoing instrument was acknowledged before me this 7th day of June, 2017, by **EDWARD J. KORF, individually and as Personal Representative of the estate of JERRILYN P. KORF f/k/a JERRILYN MURPHY**, who is personally known to me or who provided a driver's license as identification

Rosemarie P. Dowdy

Notary Public

My Commission Expires: June 7 2020



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:

Witness #1 Sign: Brenda L. Digby
Witness #1 Print: Brenda L. Digby
Witness #2 Sign: Dennis K Bayer
Witness #2 Print: Dennis K Bayer

Cynthia Murphy
CYNTHIA MURPHY
Steven Bradford
STEVEN BRADFORD

****TWO DIFFERENT WITNESSES REQUIRED****

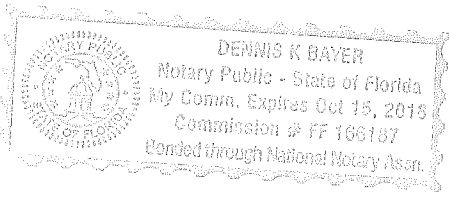
State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 5th day of June, 2017, by CYNTHIA MURPHY and STEVE BRADFORD, who are personally known to me or who provided a driver's license as identification

(NOTARY SEAL)

Dennis K Bayer
Notary Public

My Commission Expires: 10-15-18



Unofficial Copy