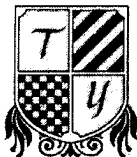


This Instrument Prepared by and Return to:



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

Our File No.: 17-272
Property Appraisers Parcel Identification (Folio) Number: 07 11 31 7065 00420 0010

Florida Documentary Stamps in the amount of \$101.50 have been paid hereon.

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made July 7, 2017 by Kenneth A. Fay, Geoffrey F. Fay, Denise M. Fay and Bryan P. Fay, herein called the Grantors, to Scott Coulson, a single man and Cathy Hamilton, a single woman as joint tenants with right of survivorship, whose post office address is 13 Katsura Tree Place, 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)

WITNESSETH: 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 42, Kankakee Run Section 65 Seminole Woods at Palm Coast, a subdivision according to the plat thereof recorded at Map Book 17, Pages 56 through 67, 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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Instead he permanently resides at 951 Cornwallis Drive, Westchester, PA 19380.

Grantor further warrants that he, Geoffrey F. Fay, Bryan P. Fay and Denise M Fay are the only heirs of Carmela B. Fay and James J. Fay.

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:

Aimee C. Milligan
Witness #1 Signature

Aimee C. Milligan
Witness #1 Printed Name

Amy Miceli
Witness #2 Signature

Amy Miceli
Witness #2 Printed Name

Kenneth A. Fay (Seal)
Kenneth A. Fay

State of Pennsylvania
County of Delaware

The foregoing instrument was acknowledged before me this 20th day of June 2017, by Kenneth A. Fay who are personally known to me or has produced photo id. as identification.

Commonwealth of Pennsylvania
NOTARIAL SEAL
Tara Raffaele, Notary Public
Chadds Ford Township, Delaware County
My Commission Expires December 4, 2018

Tara Raffaele
Notary Public

My Commission Expires: 12/4/18

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Instead he permanently resides at 951 Cornwallis Drive, Westchester, PA 19380.

Grantor further warrants that he, Kenneth A. Fay, Bryan P. Fay and Denise M Fay are the only heirs of Carmela B. Fay and James J. Fay.

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:

Patrice d'Henry
Witness #1 Signature

Patrice d'Henry
Witness #1 Printed Name

Donald Fato
Witness #2 Signature

Donald Fato
Witness #2 Printed Name

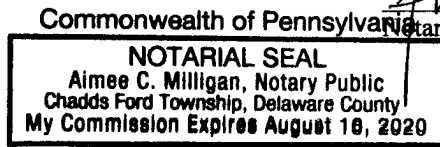
Geoffrey F. Fay (Seal)
Geoffrey F. Fay

State of Pennsylvania
County of Delaware

The foregoing instrument was acknowledged before me this 21 day of June 2017, by Geoffrey F. Fay who are personally known to me or have produced drivers license as identification.

Aimee C. Milligan
Notary Public

My Commission Expires:



Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Instead she permanently resides at 220 Hannah Way, Placentia CA 92870.

Grantor further warrants that she, Kenneth A. Fay, Geoffrey F. Fay and Bryan P. Fay are the only heirs to Carmela B. Fay and James J. Fay.

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

Andrew Coakley
Witness #1 Printed Name

[Signature] (Seal)
Denise M. Fay

[Signature]
Witness #2 Signature

Mat Paz
Witness #2 Printed Name

State of California
County of _____

See Attached

The foregoing instrument was acknowledged before me this _____ day of June 2017, by Denise M. Fay who is personally known to me or have produced _____ as identification.

Notary Public

My Commission Expires:

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

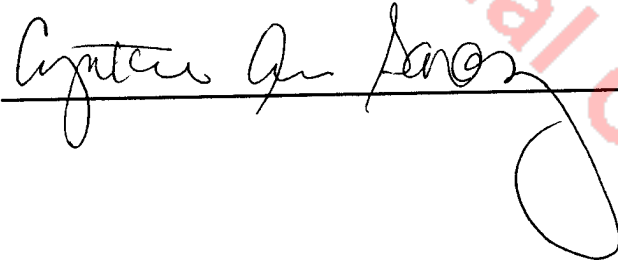
State of California

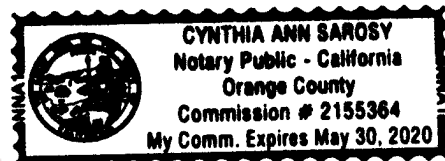
County of Orange

On 06/14/17 before me, Cynthia A Sarosy, notary public, personally appeared ***Denise M Fay***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~(~~she~~)/~~they~~ executed the same in ~~his~~(~~her~~)/~~their~~ authorized capacity(ies), and that by ~~his~~(~~her~~)/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ # of Pages: _____

Signer(s) Other Than Named Above: _____

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Instead he permanently resides at 4169 Waits River Road, Bradford VT 05033.

Grantor further warrants that he, Kenneth A. Fay, Geoffrey F. Fay and Denise M Fay are the only heirs of Carmela B. Fay and James J. Fay.

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:

Emily Russo
Witness #1 Signature

Emily Russo
Witness #1 Printed Name

Stephanie Kelly
Witness #2 Signature

Alexandra Valley
Witness #2 Printed Name

Bryan P. Fay (Seal)
Bryan P. Fay

State of Vermont
County of ORANGE

The foregoing instrument was acknowledged before me this 16th day of June 2017, by Bryan P. Fay who are personally known to me or have produced VT Driver's License as identification.

Dee Fredine
Notary Public

My Commission Expires: 2-10-19