

This instrument is prepared by,  
and return to:

Premier Florida Title, LLC  
479 Montgomery Place  
Altamonte Springs, FL 32714

Rec. \$ \_\_\_\_\_

Space reserved for Recording

Property Appraiser's Parcel  
ID # 07-11-31-7012-00060-0300

### WARRANTY DEED

THIS INDENTURE, made this July 17 2017, by Barbara Pilko, a single woman, of 9 Mayflower Lane, East Setauket, New York 11733 hereinafter referred to as ("Grantor,")

AND Zachary Duncan and Candace Duncan, husband and wife, of 41 Lovett Street, Saint Augustine, Florida 32084, hereinafter referred to as ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Flagler County, Florida to-wit:

**Lot 30, Block 6, Belle Terre - Section-12 Palm Coast, according to the plat thereof as recorded in Plat Book 6, Pages 73 through 80, Public Records of Flagler County, Florida.**

(This property is commonly known as of 59 Bannbury Lane, Palm Coast, Florida 32137)  
Grantor warrants that at the time of this Conveyance, the subject property is not Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or part of homestead property.

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.

THIS CONVEYANCE is subject to the following and by accepting this Deed, Grantor does hereby covenant with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title of 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.

Whenever used herein the terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.

PREMIER FLORIDA TITLE, LLC

A FLORIDA TITLE AGENCY

479 Montgomery Place, Altamonte Springs FL 32714

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence witnesses:

[Signature]  
Signature/Witness #1 to all signatures

Print Name: Schurman

[Signature]

Barbara Pilko

[Signature]  
Signature/Witness #2 to all signatures

Print Name: NANCY RE

STATE OF New York

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 12 day of July, 2017, by Barbara Pilko who [ ] is personally known or [X] has produced her Drivers License driver's license as identification. of New York

(Notary Seal)

**NICHOLAS ANGELICO**  
Notary Public, State of New York  
No. 01AN6342878  
Qualified in Suffolk County  
Commission Expires May 31, 2020

[Signature]

Signature of Notary

Printed Name: Nicholas Angelico

Commission No.: 01AN6342878

Commission Expiration Date: 05/31/2020

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