

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

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

Tax ID #: 07-11-31-7024-00050-0440  
File #: 17-100032

## WARRANTY DEED

This Warranty Deed made this 13<sup>th</sup> day of December, 2017 by **William J. Nelson and Christina Louise Nelson, husband and wife**, whose post office address is: 38 Woodhaven Drive, Palm Coast, FL 32164, hereinafter called the grantor,

to: **Michele L. Hatzl, an unmarried woman**, whose post office address is: 36 Princess Rose Drive, Palm Coast, FL 32164, 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 **\$158,500.00**, 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 44, Block 5, of Palm Coast, Map of Pine Grove, Section 24, a subdivision according to map or plat thereof as recorded in Plat Book 8, Pages 39 through 53, 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, except taxes accruing subsequent to **2017**, 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:

Margie Ford  
Witness #1 Sign

Margie Ford Simmons  
Witness #1 Print

Murielle Sherwood  
Witness #2 Sign

Murielle Sherwood  
Witness #2 Print

William J. Nelson  
William J. Nelson

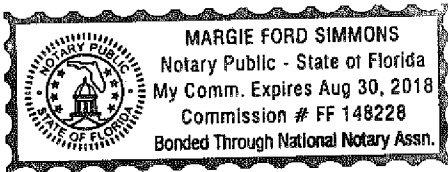
Christina Louise Nelson  
Christina Louise Nelson

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

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2017, by **William J. Nelson and Christina Louise Nelson** who are personally known to me or who provided a driver's license as identification.

(NOTARY SEAL)



Margie Ford  
Notary Public

My Commission Expires: \_\_\_\_\_