

Prepared By and Return To:
Suncoast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164
incidental to the issuance of a title insurance policy.
File Number: 18-0127
Parcel ID: 381131-3018-00000-0030

**WARRANTY DEED
(CORPORATION)**

This WARRANTY DEED dated February 23, 2018, by
**GORGEOUS FLORIDA PROPERTIES LLC, A CONNECTICUT
LIMITED LIABILITY COMPANY**

whose post office address is:
64 WATERTOWN ROAD, MIDDLEBURY, CT 06762

hereinafter called the GRANTOR, to
**LAURA CASTRO MORA AND SHERMAN LEE BARNES,
HUSBAND AND WIFE**

whose post office address is:
4 FLAGSHIP COURT, PALM COAST, FL 32137.
hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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:

Unit 3, HARBOR SIDE VILLAGE CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 746 Page 978, as amended from time to time, of the Public Records of Flagler County, Florida.

100 Palm Harbor Pkwy #3, Palm Coast, FL 32137

Grantor warrants this IS NOT HOMESTEAD Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness Signature: Michelle Kendrick
Print Name: Michelle Kendrick

Gorgeous Florida Properties LLC, a Connecticut limited liability company

#2 Witness Signature: Dawn Walsh
Print Name: DAWN WALSH

BY: Earla Bueno
EARLA BUENO, MEMBER

BY: Theresa J Bueno
THERESA J BUENO, MEMBER

State of: Connecticut
County of: New Haven SS: Middlebury

21 57 DL

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 23rd day of February, 2018 by: EARL A BUENO AND THERESA J BUENO, MEMBERS OF GORGEOUS FLORIDA PROPERTIES LLC, A CONNECTICUT LIMITED LIABILITY COMPANY who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: Donna L. September
My Commission#: 142577
Expires: 8/31/20 Print Name: Donna L. September

