

This instrument prepared by:  
Name: Dawn O'Day-Sica  
Flagler County Abstract Company  
10 Cypress Point Parkway Suite 102  
Palm Coast, Florida 32164  
FILE NO. C22439  
Property Appraisers Parcel Identification Number(s):  
07-11-31-7013-00190-0380

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 17 day of April, 2018 by

**Jose R. Couto**

whose street address is 129 Berkshire Drive, Farmingville, New York 11738

hereinafter called the grantor\*, to

**Dina Custodio**

whose street address is 2 Richard Drive, Selden, New York 11784

hereinafter called the grantee\*:

(\*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 grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

Lot 38, Block 19, of Palm Coast, Map of Belle Terre, Section 13, a subdivision according to the plat or map thereof described in Map Book 7, page 8, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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 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 December 31<sup>st</sup>, 2017. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Witness 1 Signature: Fabianna M. Dunne  
Printed or Typed Name: FABIANNA M. DUNNE

Signature: Jose R. Couto  
Printed or Typed Name: Jose R. Couto

Witness 2 Signature: Nancy Couto  
Printed or Typed Name: NANCY COUTO

STATE OF NEW YORK  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 17 day of April, 2018, by Jose R. Couto who is personally known to me or who produced NYS Driver's License as identification and who did/did not take an oath.

Signature: Fabianna M. Dunne  
Notary Public  
My Commission Expires: 11/22/2018

[seal]  
**FABIANNA M. DUNNE**  
Notary Public - State of New York  
No. 01DU6231362  
Qualified in Suffolk County  
My Comm. Expires Nov. 22, 2018