

**Prepared by & Return to:**

Mary Beth Micieli-Vanryne  
America's Choice Title Company  
5182 N. Ocean Shore Blvd, Ste B  
Palm Coast, Florida 32137

**File Number: HD-18-186**

**Property Appraiser's Parcel I.D. (folio) Number(s):**

**04-11-31-3513-00000-1062**

**Documentary \$2,065.00**

**Purchase Price: \$295,000.00**

**General Warranty Deed**

Made this 11 day of October 2018 by **Bernard Frazer**, whose post office address is: 4230 Duval Drive, Jacksonville Beach, FL 32250; hereinafter referred to as the Grantor to **James Ernest Johnson, a married man**, whose Post Office Address is: 3439 S. Dudley Street, Lakewood, CO 80227; hereinafter referred to as the Grantees;

(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 Ten Dollars, (\$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 1062, Phase 10 of Cinnamon Beach at Ocean Hammock, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 982, Page(s) 429, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements..*

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors nor any members of the household of Grantors reside thereon.

**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 December 31, 2017

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

[TWO DIFFERENT WITNESSES REQUIRED]

Sign: Robin Tinkham  
Witness #1 Printed Name: Robin Tinkham

[Signature]  
Bernard Frazer

Sign: [Signature]  
Witness #2 Printed Name: Jon Olson

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October 2018, by Bernard Frazer, who are personally known to me or has produced a Driver's License as identification.

[Signature]  
Notary Public  
Print Name: Michele Davis  
My Commission Expires:  
(NOTARY SEAL)

