

This Instrument Prepared by and Return to:



Saniye Pirro
Truly Yours Title, LLC
21 Old Kings Road North, B209, Palm Coast, FL 32137

Our File No.: **18-671**
Property Appraisers Parcel Identification (Folio) Number: **07 11 31 7027 00380 0100**

Florida Documentary Stamps in the amount of **\$1,819.30** have been paid hereon.

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the ³⁰ day of January 2019 by **Frederick C. Wolfe, an un-remarried widower**, whose post office address is 9 River Oaks Way, Palm Coast, FL 32137, herein called the Grantor, to **Vitorino Henriques, a single man** whose post office address is 54 Glenn Ct, North Plainfield, NJ 07063, 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 00/100'S (\$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, State of Florida, viz.:

Lot 10, Block 38, Wynnfield Section 27 Palm Coast, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 36 through 50, 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 does 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, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to: (1) zoning and/or restrictions and prohibitions imposed by governmental authority; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision and (3) taxes for the year of closing and thereafter.

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:

[Signature]
Witness #1 Signature
SANIYE PIRRO

Witness #1 Printed Name

Maria Hughes
Witness #2 Signature

Doreen Hughes
Witness #2 Printed Name

Frederick C. Wolfe (Seal)
Frederick C. Wolfe

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 30 day of January 2019, by Frederick C. Wolfe who is personally known to me or has produced license as identification.

[Signature]
Notary Public

My Commission Expires:

