

Prepared By and Returned To:  
**Mary C Briggs**  
Watson Title Services, Inc.  
1435 West S.R. 434, Suite 109,  
Longwood, FL 32750  
(407) 645-1310  
File Number: 4190182  
Incident to the issuance of a title insurance contract.

## THIS WARRANTY DEED

Made this 16th day of April, 2019 by  
**Robert A. St. Clair and Patricia A. St. Clair,**  
Husband And Wife

hereinafter called the grantor, to  
**Paulette Susan Burau, A Single Woman**

whose post office address is:  
**32 Crosstie Court**  
**Palm Coast, FL 32137-1507**

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 **\$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:

**Lot 48, The Crossings at Grand Haven Phase I, Replat, according to the plat thereof recorded in Plat Book 31, Pages 84 through 86, of the Public Records of Flagler County, Florida.**

**Subject to covenants, restrictions, easements of record and taxes for the current year.**

**Parcel Identification Number: 22-11-31-1240-00000-0480**

**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, 2018**.

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:

Windy Chace Eyler  
Witness #1: (Signature)  
Print Name: Windy Chace Eyler

Dee Hawkins  
Witness #2: (Signature)  
Print Name: Dee HAWKINS

Robert A St Clair  
Robert A. St. Clair  
c/o Las Palmas  
70 Town Court, Apt #311  
Palm Coast, FL 32164-2544

Patricia A. St. Clair  
Patricia A. St. Clair  
c/o Las Palmas  
70 Town Court, Apt #311  
Palm Coast, FL 32164-2544

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 2019, by Robert A. St. Clair and Patricia A. St. Clair, who is/are personally known to me or who has/have produced Drivers License as identification.

Windy Chace Eyler  
NOTARY PUBLIC (signature)  
Print Name:  
My Commission Expires:  
Stamp/Seal:



Unofficial Copy