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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. C22748  
Property Appraisers Parcel Identification Number(s):  
07-11-31-7032-00690-0110

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 12 day of July, 2019 by

**Allison Surman, Individually and as Trustee of the Surman Family Irrevocable Trust Agreement dated August 15, 2017**

whose street address is 2431 West 3rd Street, Brooklyn, New York 11223

hereinafter called the grantor\*, to

**Michael Hymon, Jr., a single man and Courtne Kemp, a single woman, as joint tenants with full right of survivorship**

whose street address is 36 Roxboro Drive, Palm Coast, Florida 32164

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, remised, 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 11, Block 69, of Palm Coast, Map of Royal Palms, Section 32, a subdivision according to the plat or map thereof described in Map Book 10, page 63, 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>, 2018. 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  
AARISA MIDDLEB  
Printed or Typed Name

Allison Surman  
Allison Surman, Individually & as Trustee

Witness 2 Signature  
David Rachmanova  
Printed or Typed Name

2019 JUL 18 10:10 AM

STATE OF NEW YORK  
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 12 day of July, 2019, by Allison Surman, Individually and as Trustee of the Surman Family Irrevocable Trust Agreement dated August 15, 2017 who is personally known to me or who produced as identification and who did/did not take an oath.

David Rachmanova  
Notary Public  
My Commission Expires:

[seal]

SEAL AND EXPIRATION DATE

DAVID RACHMANOVA  
Notary Public, State of New York  
Registration No. 01RA6233485  
Qualified in Queens County  
Commission Expires December 27 2022