

This document prepared by (and after recording return to):

Name: Kelley T. Mikulak, Esq.
Firm/Company: STERN KEISER & PANKEN, LLP
Address: 1025 WESTCHESTER AVENUE
Address 2: SUITE 305
City, State, Zip: WHITE PLAINS, NY 10604

-----Above This Line Reserved For Official Use Only-----

Parcel Identification number: 07-11-31-7007-00350-0140

WARRANTY DEED

THIS WARRANTY DEED, made the 1ST day of OCTOBER, 2019, by **JULIO J. MARTINS and MARIA L. MARTINS**, with an address at 73 Prospect Avenue, Ossining, NY 10562, referred to as "Grantor" to **LAURINDA M. CORREIA and JOAO L. MARTINS**, as Trustees or their successors in Trust under the **JULIO J. MARTINS IRREVOCABLE TRUST** dated October 1, 2019, having an address at 73 Prospect Avenue, Ossining, NY 10562, as to an undivided fifty (50%) percent interest, and **LAURINDA M. CORREIA and JOAO L. MARTINS**, as Trustees, or their successors in Trust under the **MARIA L. MARTINS IRREVOCABLE TRUST** dated October 1, 2019, having an address at 73 Prospect Avenue, Ossining, NY 10562, as to an undivided fifty (50%) percent interest, as tenants in common, hereinafter called "Grantee", with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statute 689.071.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee the following lands and property, together with all improvements located thereon, lying in the County of Flagler, State of Florida, to-wit:

Lot 14, Block 35, FLORIDA PARK- SECTION-7 PALM COAST, according to the map or plat thereof, recorded in Map Book 6, Page 18 through 27; as amended by instrument recorded in Official Records Book 35, Page 528, Public Records of Flagler County, Florida.

Street Address: 110 Forest Hill Drive, Palm Coast, Florida 32137.

Prior instrument reference: Official Record Book 2244 at Page 1849, Recorder of Flagler County, Florida.

SUBJECT to restrictions, reservations, easements, and covenants of record, reference hereto will not serve to reimpose the same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor(s), either in law or equity, to the only proper use, benefit and behalf of the Grantee(s) forever.

AND the GRANTOR(S) does/do hereby covenant with said Grantee(s) that the Grantor(s) is/are lawfully seized of said land in fee simple; that the Grantor(s) has/have 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.

WITNESS Grantor(s) hand(s) this the 1st day of OCTOBER, 2019.

Signed, Sealed and Delivered in the presence of *these Witnesses* (one of whom may be the Notary):

Kelley T. Mikulak
Witness #1 Signature

KELLEY T. MIKULAK
Witness #1 Printed Name

Julio J. Martins
JULIO J. MARTINS

Margo Symeon
Witness #2 Signature

MARGO SYMEON
Witness #2 Printed Name

Maria L. Martins
MARIA L. MARTINS

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

The foregoing instrument was acknowledged before me this 1 day of OCTOBER, 2019 by **JULIO J. MARTINS**, who is personally known to me or who has produced _____ as identification.

MARGO SYMEON
Notary Public, State of New York
No. 01SY6260365
Qualified in Westchester County
Commission Expires April 30, 2020

Margo Symeon
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

The foregoing instrument was acknowledged before me this 1 day of OCTOBER, 2019 by **MARIA L. MARTINS**, who is personally known to me or who has produced _____ as identification.

MARGO SYMEON
Notary Public, State of New York
No. 01SY6260365
Qualified in Westchester County
Commission Expires April 30, 2020

Margo Symeon
Notary Public

Grantor(s) Name, Address, Phone:
JULIO J. MARTINS and MARIA L. MARTINS
73 Prospect Avenue
Ossining, NY 10562

Grantee(s) Name, Address, Phone:
Laurinda M. Correia and Joao L. Martins, Trustees of the JULIO J. MARTINS IRREVOCABLE TRUST and the MARIA L. MARTINS IRREVOCABLE TRUST
73 Prospect Avenue
Ossining, NY 10562

SEND TAX STATEMENTS TO GRANTEE