

PREPARED BY AND RETURN TO:

Executive Title I, Inc.

395 Palm Coast Parkway SW Unit #3

Palm Coast, Florida 32137

File 19-1800

Parcel ID #07-11-31-7013-00160-0200

WARRANTY DEED

THIS WARRANTY DEED, executed this 05 day of November, 2019, by **Leslie S. Prompovitch, an unmarried man** (hereinafter called the grantor), whose mailing address is 31 Brushwood Lane, Palm Coast, Florida 32137 to **Martin Ebding and Kathy Ebding**, husband and wife whose mailing address is 2851 W. New York Avenue, De Land, Florida 32720 (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 \$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 20, Block 16, of PALM COAST, MAP OF BELLE TERRE SECTION 13, according to the Plat thereof, recorded in Map Book 7, page 1 through 10 and as amended by instrument recorded in Official Record Book 35, page 528, all of the Public Records of Flagler County, Florida.

Subject to:

- (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record; and
- (d) Ad valorem taxes and maintenance fees for the year 2019 and subsequent years which are not yet due and payable.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

The subject property is the constitutional homestead property of the Grantor.

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.

WITNESSES:

X [Signature]
Print Name: SABELE F GARDNER

X [Signature]
Leslie S. Prompovitch

X [Signature]
Print Name: MIO M ALICEA-FINN

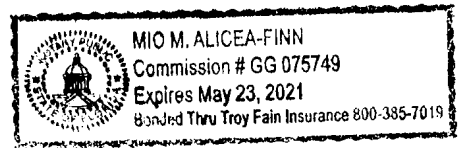
X _____

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 5 day of November, 2019, by Leslie S. Prompovitch,, an unmarried man .

[Signature]
Notary Public

Personally Known _____ OR Produced Identification



Unofficial Copy