

Prepared by/Return to:
Pioneer Title Services, L.L.C.
Attn:Laura Leonardo-Flynn
145 City Place, Ste 301-A
Palm Coast, FL 32164

File Number: **10.19.484**

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Warranty Deed

This Warranty Deed made this 29th day of Jan, 2020 between

Steven Allen Patiry and Kim Ann Patiry, husband and wife
whose post office address is **3454 N. Oceanshore Blvd, Flagler Beach, FL 32136,**
Grantor, and

John F. Foley and Donna M. Foley as Trustee(s) of the The John F. Foley Living Trust
whose post office address is **4138 Meadow Field Ct., Fairfax, VA 22033,**
Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of Eighty-Four Thousand and 00/100 Dollars (\$84,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida to-wit:

Lot 12, Willow Woods Subdivision, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 76, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 371031-6100-00000-0120

Grantor warrants said property is not homestead property.

Subject to taxes for the year 2020 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, if any.

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, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

#1 Sign: [Signature] (Seal)
Witness Name: Print: Steven Allen Patiry

#2 Sign: [Signature] (Seal)
Witness Name: Print: Thomas J. Squires, Jr. Kim Ann Patiry

State of Florida
County of Bradley

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of January, 2020 by Steven Allen Patiry and Kim Ann Patiry, who are personally known or have produced a driver's license as identification.

[Notary Seal]



JUANITA F. RAMOS
MY COMMISSION # FF 965792
EXPIRES: June 27, 2020
Bonded Thru Budget Notary Services

[Signature]
Notary Public

Printed Name: Juanita Ramos

My Commission Expires: 6/27/2020

Unofficial Copy