

Prepared by & Return to:

Mary Beth Micieli
America's Choice Title Company
5182 N. Ocean Shore Blvd, Ste B
Palm Coast, Florida 32137

File Number: HD-19-163

Property Appraiser's Parcel I.D. (folio) Number(s):

38-11-31-0920-00000-0542

*Documentary Stamp have been paid in
amount of \$2,324.00*

Consideration \$332,000.00

General Warranty Deed

Made this 5 day of February, 2020, by **Andrew Howard Silvers a single man**, whose mailing address is 30 Park Place Circle, Palm Coast, Florida 32164; hereinafter referred to as the "Grantor", to **Albert P Guay and Priscilla St John, husband and wife**, whose mailing address is 500 Canopy Walk Lane Unit 542, Palm Coast, Florida 32137; hereinafter referred to as the "Grantee";

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in Flagler County, Florida, viz:

Unit 542 of CANOPY WALK, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1019, Page(s) 189 through 393, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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 Grantees 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.

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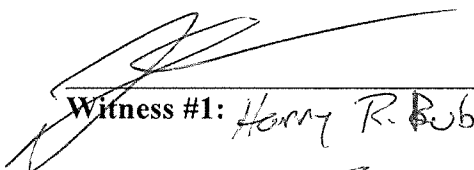
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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence

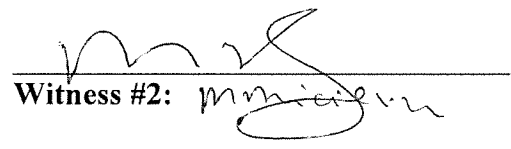
**[TWO DIFFERENT WITNESSES REQUIRED/
MUST SIGN AND PRINT NAMES]**



Witness #1: *Harry R. Robinson*



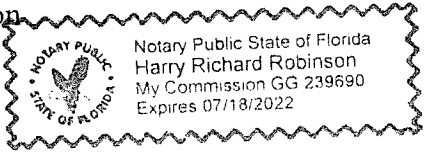
Andrew Howard Silvers



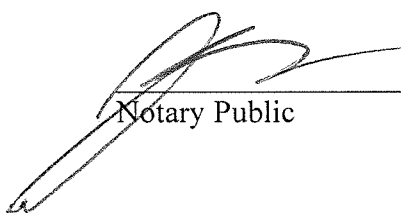
Witness #2: *m. miceli*

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 5 day of February 2020, **by Andrew Howard Silvers who, by means of physical appearance, appeared before me**, and who produced a Driver's License as identification.



(Notary Seal)



Notary Public