

Prepared by:
Patrice J Beecher
Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137
File Number: 2024-3027

General Warranty Deed

Made this August 30 2024 A.D. By **Chandra Nandalall and Jacqueline Nandalall, husband and wife** whose address is: 5317 Elvena Avenue, Pennsauken Township, NJ 08109, hereinafter called the grantor, to **Mary Setteducato and Anthony Setteducato, wife and husband** whose post office address is: 164 Pine Grove Drive, Palm Coast, FL 32164, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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 12, Block 41, Subdivision Map Pine Grove - Section-26 Palm Coast, according to the map or plat thereof, as recorded in Map Book 9, Page 20 through 35, inclusive, of the Public Records of Flagler County, Florida.

Parcel ID Number: **0711317026004100120**

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, 2023.

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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:

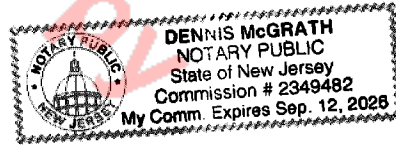
1st Witness Signature Witness Printed Name: <u>Nicholas</u> Witness Address: <u>144 Cambridge Rd Moorestown NJ 08057</u>	<u>Chandra Nandalall</u> Chandra Nandalall 5317 Elvena Avenue, Pennsauken Township, NJ 08109
2nd Witness Signature Witness Printed Name: <u>Dennis McGrath</u> Witness Address: <u>505 S. Landia Road Cherry Hills, NJ</u>	<u>Jacqueline Nandalall</u> Jacqueline Nandalall 5317 Elvena Avenue, Pennsauken Township, NJ 08109

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 30 day of August, 2024, by Chandra Nandalall and Jacqueline Nandalall.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Drivers License