

THIS INSTRUMENT PREPARED BY AND RETURN TO:

PROFESSIONAL CLOSING, INC.
25 OLD KINGS ROAD NORTH, STE 4A
PALM COAST, FL 32137
Our File No.: F2212295

Property Appraisers Parcel Identification (Folio) Number: **07-11-31-7037-01000-0070**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$295,000.00**. Florida Documentary Stamps in the amount of **\$2,071.30** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of **June, 2021** by **BRENDA COLTRANE, A SINGLE WOMAN**, whose mailing address will be **137 HONDO DRIVE, ST. AUGUSTINE, FL 32086**, herein called the Grantor, to **MARY ELLEN WALLER PANZANO and ALEXANDER A. PANZANO, WIFE AND HUSBAND**, whose mailing address will be **52 LOUISVILLE DRIVE, PALM COAST, FL 32137**, hereinafter called the Grantees:

(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 **TEN AND 00/100'S (\$10.00)** Dollars 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, State of Florida, viz.:**

LOT 7, BLOCK 100, SUBDIVISION PLAT LAKEVIEW - SECTION 37 PALM COAST PARK AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL NO. 07-11-31-7037-01000-0070

MORE COMMONLY KNOWN AS 52 LOUISVILLE DRIVE, PALM COAST, FL 32137

SUBJECT PROPERTY IS HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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, 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, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Karen Carnevale
Witness #1 Signature

Brenda Coltrane
BRENDA COLTRANE

KAREN CARNEVALE
Witness #1 Printed Name

Beth McCain
Witness #2 Signature

Beth McCain
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me **BY PERSONAL PRESENCE** this 17th day of June, 2021, by **BRENDA COLTRANE** who is personally known to me or has produced A DRIVERS LICENSE as identification and did did not take an oath.

SEAL

Karen Carnevale
Notary Public

KAREN CARNEVALE
Printed Notary Name

My Commission Expires: 3-10-2024

