

This Instrument Prepared by and Return to:



**Saniye Pirro**  
Truly Yours Title, LLC  
50 Leanni Way, B4, Palm Coast, FL 32137

Our File No.: 21-1293  
Property Appraisers Parcel Identification (Folio) Number: 07 11 31 7014 000200570

Florida Documentary Stamps in the amount of \$7,350.00 have been paid hereon.

Space above this line for Recording Data

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 25 day of June 2021 by **Don J. Alfonso, a single man and Renato Asensio Alfonso, a married man joined by his spouse Carlos Solorzano Alfonso**, whose post office address is 125 Longview Way N, Palm Coast, FL 32137, herein called the Grantors, to **Lawrence Grayson Morris and Kathleen Morris** whose post office address is 39 Cottonwood Ct, 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)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

**Lot 57, Block 2, Palm Coast, Map of Country Club Cove, Section 14, according to the map or plat thereof, as recorded in Map Book 6, Page 54 through 58, inclusive, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, at Page 528, of the public records of Flagler County, Florida**

**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 Grantors does 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, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to: (1) zoning and/or restrictions and prohibitions imposed by governmental authority; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision and (3) taxes for the year of closing and thereafter.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

*Saniye Pirro*

Witness #1 Printed Name

Witness #2 Signature

*Nicholas Carey*

Witness #2 Printed Name

*Don J. Alfonso* (Seal)

*Renato Asensio Alfonso* (Seal)

*Carlos Solorzano Alfonso* (Seal)

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence on this 25 day of June 2021, by Don J. Alfonso, Renato Asensio Alfonso and Carlos Solorzano Alfonso, who are personally known to me or have produced licenses as identification.

Notary Public

My Commission Expires:

