

Prepared by and return to:
TITLE CHAIN, INC.
Joanne Villano
One Armand Beach Drive, Suite 1A
Palm Coast, Florida 32137

File Number: 3327
Folio Number: 04-11-31-3512-00010-0560

General Warranty Deed

Made this May 5, 2022 A.D. By **Vincent Keane and Kathleen Keane, husband and wife**, whose address is: 35 Riverview Bend S #1811, Palm Coast, Florida 32137, hereinafter called the grantor, to **Andrew Falcone and Karen Falcone, husband and wife**, whose post office address is: 109 Ocean Way N., Palm Coast, Florida 32137, 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 56, OCEAN HAMMOCK PARCEL A-5 PLAT ONE, according to the map or plat thereof, recorded in Map Book 33, Pages 20 through 25 inclusive, Public Records of Flagler County, Florida.

Parcel ID Number: **04-11-31-3512-00010-0560**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

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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:

[Signature]
Witness #1
Witness Printed Name Carisal Rhinehart

[Signature]
Witness #2
Witness Printed Name JOANNE VILLANO

[Signature] (Seal)
Vincent Keane
Address: 35 Riverview Bend S #1811, Palm Coast, Florida 32137

[Signature] (Seal)
Kathleen Keane
Address: 35 Riverview Bend S #1811, Palm Coast, Florida 32137

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of May, 2022, by Vincent Keane and Kathleen Keane,

 personally known to me
OR
 produced Drivers License as identification.



CARISAL RHINEHART
Commission # GG 230865
Expires July 2, 2022
Bonded Thru Budget Notary Services

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____