

PREPARED BY AND RETURN TO:

Executive Title, Inc.
One Corporate Drive, Suite 1-N
Palm Coast, Florida 32137
File 08-578

WARRANTY DEED

THIS WARRANTY DEED, executed this 7th day of ^{April}~~March~~, 2008, by **Helga L. Figueroa, an unmarried woman and Ramona K. Johnson, a married woman** (hereinafter called the grantor), whose mailing address is 100 Emerald Lake Dr., Palm Coast, Fl. 32137 to **Michael D. Dilger and Shannon E. Dilger, husband and wife** whose mailing address is 121 Pinelakes Parkway N Apt. 402, Palm Coast, Fl. 32137 (hereinafter called the grantee).

(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 \$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 50, Block 21, **PALM COAST BELLE TERRE-SECTION -13**, according to the map or plat thereof, as recorded in Plat Book 7, Pages 1 through 10, of the Public Records of Flagler County, Florida, and amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

Subject to:

- (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record; and
- (d) Ad valorem taxes and maintenance fees for the year 2007 and subsequent years which are not yet due and payable.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

The subject property is not the constitutional homestead property of the Grantor, and neither the Grantor, nor any member of his family, reside thereon.

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, 2007.

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

WITNESSES:

Mio M. Alcega
Print Name: Mio M. Alcega

Robert Flores
Print Name: Robert Flores

Helga L. Figueroa
Helga L. Figueroa

Ramona K. Johnson
Ramona K. Johnson

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 7th day of April, 2008, by Helga L. Figueroa and Ramona K. Johnson.

[Signature]

Notary Public

Personally Known _____ OR Produced Identification X

NOTARY PUBLIC-STATE OF FLORIDA
Robert Flores
Commission #DD431688
Expires: MAY 22, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Unofficial Copy