

THIS INSTRUMENT PREPARED BY:  
Estate Title, LLC  
Michelle J. Heiser  
9 Harbor Center Drive, Suite 17  
Palm Coast, FL 32137

RECORD AND RETURN TO:  
Estate Title, LLC  
9 Harbor Center Drive, Suite 17  
Palm Coast, FL 32137

RE PARCEL ID #: 071131-7024-00440-0440

CONTRACT SALES PRICE: \$180,000.00

## WARRANTY DEED

THIS WARRANTY DEED made this 29th day of September, 2008 by PIETRINA NUCCIO HYATT, a married woman, joined by her spouse William D. Hyatt, hereinafter referred to as Grantor, whether one or more, and whose address is 81 VERANDA WAY, PALM COAST, FL 32137, to TEREZA M NUNES, a single woman and JOSE C SOUSA, a single man, as as Joint Tenants with Rights of Survivorship, hereinafter referred to as Grantee, whether one or more, and whose address is 656 EVERGREEN PARKWAY, UNION, NJ 07083

(Wherever 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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Flagler, State of Florida to wit:

Lot 44, of Block 44, MAP OF PINE GROVE-SECTION-24 PALM COAST a Subdivision, according to the plat thereof as recorded in Plat Book 8, at Page(s) 39-53, of the Public Records of Flagler County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2007.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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.

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

Signed, sealed and delivered in our presence:

Michelle J. Heiser  
Michelle J. Heiser  
Witness

Pietrina Nuccio Hyatt  
PIETRINA NUCCIO HYATT

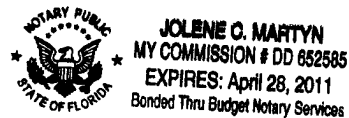
Jolene C. Martyn  
Jolene C. Martyn  
Witness

STATE OF Florida  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 29th day of September, 2008 by PIETRINA NUCCIO HYATT, a married woman. He/She/They have produced DRIVERS LICENSE as identification.

Jolene C. Martyn  
Notary Public, County and State Aforesaid  
Notary Printed Signature

My commission expires: \_\_\_\_\_



LES JONES  
Les Jones  
Witness  
Bonnie Sprouse  
BONNIE SPROUSE  
Witness

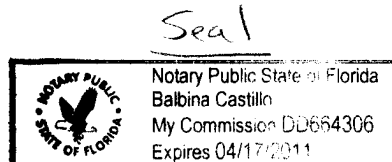
William D. Hyatt  
WILLIAM D. HYATT

STATE OF Florida  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 29th day of September, 2008 by WILLIAM D HYATT, a married man. He/She/They have produced Florida Drivers License as identification.

Balbina Castillo  
Notary Public, County and State Aforesaid  
Balbina Castillo  
Notary Printed Signature

My commission expires: 4/17/11



Documentary Stamps in the amount of \$1,260.00 have been paid.