

This instrument prepared by:

Name: Dawn O'Day-Sica  
Flagler County Abstract Company  
10 Cypress Point Parkway Suite 102  
Palm Coast, Florida 32164  
FILE NO. C19506

Property Appraisers Parcel Identification Number(s):

07-11-31-7006-00080-0070

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 9<sup>th</sup> day of April, 2010 by

**Alice Marie Walters, a/k/a A. Marie Walters, single, Individually and as Trustee of the Alice Marie Walters Trust Agreement dated March 28, 2001**

whose street address is 14 Flametree Court, Palm Coast, Florida 32137

hereinafter called the grantor\*, to

**Donald M. Martin and Carol Martin, husband and wife**

whose street address is 1864 Barbee Lane, Wall, New Jersey 07719

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 TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

Lots 6 and 7, Block 8, of Palm Coast, Map of Florida Park, Section 6, a subdivision according to the plat or map thereof described in Map Book 6, page 17, 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 otherwise appertaining.

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

**And** the grantor hereby covenants with the 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 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<sup>ST</sup>, 2009. **FURTHER SUBJECT TO** Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

**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:

Beatriz Hoepfner  
Witness 1 Signature

BEATRIZ HOEPPNER  
Printed or Typed Name

[Signature]  
Witness 2 Signature

Dawn O'Day-Sica  
Printed or Typed Name

Alice Marie Walters

Alice Marie Walters, a/k/a A. Marie Walters, Individually & as Trustee

STATE OF FLORIDA  
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2010, by Alice Marie Walters, a/k/a A. Marie Walters, Individually and as Trustee of the Alice Marie Walters Trust Agreement dated March 28, 2001 who is personally known to me or who produced FL Driver's License as identification and who did/did not take an oath.

[Signature]  
Notary Public

My Commission Expires:

[seal]

NOTARY PUBLIC-STATE OF FLORIDA  
Dawn O'Day-Sica  
Commission #DD865104  
Expires: MAR. 27, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC-STATE OF FLORIDA  
Dawn O'Day-Sica  
Commission #DD865104  
Expires: MAR. 27, 2013  
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✓D 4/12/10