2010009598; 04/15/10 10:02AM; Book: Inst No: 1763 Page: 1866; Total Pgs: 1 Doc Stamps-Deed\$665.00 GAIL WADSWORTH, FLAGLER Co.

Prepared by and return to: Title Chain, Inc. Joanne Villano One Armand Beach Drive, Suite 2C Palm Coast, Florida 32137

File Number: 745

Folio Number: 291232499000000523

General Warranty Deed

Made this April 12, 2010 A.D. By Alfred V. McCann and Marjorie E. McCann, husband and wife, whose address is: 1040-A Grenoble Lane, Lansing, Michigan 48917, hereinafter called the grantor, to Francisco Mesicek and Debbie Mesicek, husband and wife, whose post office address is: 206 Bastille Street, Hamilton, Ontario Canada L9B 2G8, 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:

Unit 523 of OCEAN VIEW MANOR CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 231, Page 748, of the Public Records of Flagler County, Florida, and any amendments thereto.

Parcel ID Number: 291232499000000523

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 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.

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: Address: 1040-A Grenoble Lane, Lansing, Michigan 48917 E. McCann (Seal) JOANNE VILLANO Address: 1040-A Grenoble Lane, Lansing, Michigan 48917 Witness Printed Name STATE OF FLORIDA COUNTY OF FLAGLER The foregoing instrument was acknowledged before me this 12th day of April, 2010, by Alfred V. McCann Marjorie E. McCann, personally known to me

OR

produced DRIWER UCENSES as identification.

Notary Public **Print Name:**

NOTARY PUBLIC-STAMOF THORING Expires:

Joanne Villano ormission #DD755535 Moires: MAR, 19, 2012 BONDED THRU ATLANTIC BONDING CO., INC.