

Return to: Chris Clayton  
Name: SOUTHERN TITLE HOLDING COMPANY, LLC  
Address: 2335 BEVILLE ROAD  
DAYTONA BEACH, Florida 32119

This Instrument Prepared by:  
Chris Clayton  
SOUTHERN TITLE HOLDING COMPANY, LLC  
2335 BEVILLE ROAD  
DAYTONA BEACH, Florida 32119

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
33-11-31-3060-00030-0010  
Grantee(s) I.D..#(s):  
File No:db1115423

**WARRANTY DEED**  
(CORPORATION)

**This Warranty Deed** Made the 14th day of June, 2011, by PAYTAS HOMES, INC., a corporation existing under the laws of FLORIDA, and having its place of business at P.O. BOX 290490, PORT ORANGE, FL 32127, hereinafter called the grantor,

to DWAYNE MARTIN and PATRICIA MARTIN, HUSBAND AND WIFE, whose post office address is: PO BOX 833, FENTON, Michigan 48430, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$\$38,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

LOT 1, BLOCK 3, HIDDEN LAKES OF PALM COAST, PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 36, PAGE 22 THROUGH 33 INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

**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; and that said land is free of all encumbrances, except taxes accruing subsequent to 2010, reservations, restrictions and easements of record, if any.

*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*


**In Witness Whereof**, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature:   
Printed Name: CHRISTINE M. CLAYTON

Witness Signature:   
Printed Name: LINDA WILDER

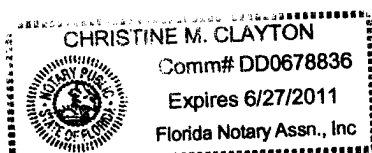
PAYTAS HOMES, INC.  
A FLORIDA CORPORATION

BY:   
JAMES W. PAYTAS, JR.  
ITS: PRESIDENT

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 14th day of June, 2011, by JAMES W. PAYTAS, JR. as **PRESIDENT** of PAYTAS HOMES, INC., A FLORIDA CORPORATION, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:



  
Printed Name: CHRISTINE M. CLAYTON  
Notary Public  
Serial Number