

RECORD AND RETURN TO:  
This Instrument Prepared by:

Covenant Closing & Title Services, Inc  
4879 Palm Coast Parkway NW  
Unit #5  
Palm Coast, Florida 32137

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):  
**07-11-31-7007-00230-0150**

File No:**20110251-1**

### **WARRANTY DEED**

**This Warranty Deed** Made the 7th day of September, 2011, by **DONALD PETERSEN and THOMAS PETERSEN and LYNNE BELL a/k/a LYNN BELL and BARBARA MEIDINGER and JOAN PETERSEN and DARLENE VITALE**, hereinafter called the grantor, whose post office address is: **45 Rose Drive, Palm Coast, Florida 32164**

to **MARIA D. GONZALEZ, a single woman,**

whose post office address is: **44 Folcroft Lane, Palm Coast, Florida 32137**  
hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 15, Block 23, Palm Coast, Map of Florida Park, Section 7, according to map or plat thereof as recorded in Plat Book 6, Pages 18 through 27, inclusive, as amended by Instrument recorded in Official Records Book 35, Page 528 of the Public Records of Flagler County, Florida.**

Grantors warrant this property is not their homestead property as provided by the Florida Constitution.

**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.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature:

Witness #1 Printed Name: Victoria LeTellier

Witness #2 Signature:

Witness #2 Printed Name: Margie Simmons

DONALD PETERSEN

THOMAS PETERSEN

See Attached  
LYNNE BELL a/k/a LYNN BELL

See Attached  
BARBARA MEIDINGER

See Attached  
JOAN PETERSEN

See Attached  
DARLENE VITALE

STATE OF FLORIDA  
COUNTY OF Flagler

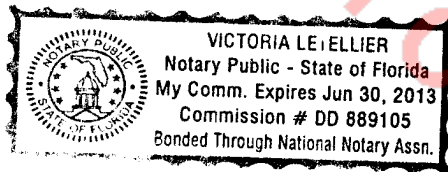
The foregoing instrument was acknowledged before me this 1st day of Sept. ~~August~~, 2011, by DONALD PETERSEN and THOMAS PETERSEN, who are personally known to me or who have produced driver license(s) as identification.

My Commission Expires:

Printed Name:  
Notary Public

(Notary Seal)

Page 2 of 5 pages



In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature: Victoria Le Tellier  
Witness #1 Printed Name: Victoria Le Tellier

See Attached  
DONALD PETERSEN

Witness #2 Signature: Margie Simmons  
Witness #2 Printed Name: Margie Simmons

See Attached  
THOMAS PETERSEN

Lynne Bell  
LYNNE BELL a/k/a LYNN BELL

See Attached  
BARBARA MEIDINGER

See Attached  
JOAN PETERSEN

See Attached  
DARLENE VITALE

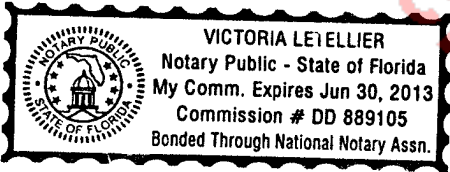
STATE OF FLORIDA  
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of September, 2011, by LYNNE BELL a/k/a LYNN BELL, who is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:

Victoria Le Tellier  
Printed Name:  
Notary Public

(Notary Seal)



In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature: [Signature] See Attached  
Witness #1 Printed Name: Christina Doktor DONALD PETERSEN  
Witness #2 Signature: [Signature] See Attached  
Witness #2 Printed Name: Matt Komar THOMAS PETERSEN

See Attached  
LYNNE BELL a/k/a LYNN BELL

[Signature]  
BARBARA MEIDINGER

TWO SEPARATE WITNESSES

See Attached  
JOAN PETERSEN

See Attached  
DARLENE VITALE

STATE OF NEW YORK  
COUNTY OF Erie

The foregoing instrument was acknowledged before me this 6th day of <sup>September</sup>~~August~~, 2011, by BARBARA MEIDINGER, who is personally known to me or who has produced driver license(s) as identification.

My Commission Expires: 04/18/15

[Signature]  
Printed Name: Catherine Fallon  
Notary Public

(Notary Seal)

CATHERINE FALLON  
No. 01FA6239091  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires 04/18/15

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature: <u><i>Mark A. Hubal</i></u>	<u>See Attached</u>
Witness #1 Printed Name: <u>Mark A. Hubal</u>	<u>DONALD PETERSEN</u>
Witness #2 Signature: <u><i>Desiree Longay</i></u>	<u>See Attached</u>
Witness #2 Printed Name: <u>Desiree Longay</u>	<u>THOMAS PETERSEN</u>
	<u>See Attached</u>
	<u>LYNNE BELL a/k/a LYNN BELL</u>
	<u>See Attached</u>
	<u>BARBARA MEIDINGER</u>
	<u><i>Joan Petersen</i></u>
	<u>JOAN PETERSEN</u>
	<u><i>Darlene Vitale</i></u>
	<u>DARLENE VITALE</u>

TWO SEPARATE WITNESSES

STATE OF NEW YORK  
COUNTY OF Broome

The foregoing instrument was acknowledged before me this 2nd day of September, 2011, by JOAN PETERSEN and DARLENE VITALE, who are personally known to me or who have produced driver license(s) as identification.

My Commission Expires:

*Melissa Fisher*  
Printed Name:  
Notary Public

(Notary Seal)

MELISSA FISHER  
Notary Public, State of New York  
Qualified in Broome County  
My Commission Expires 8/2/12