

This document was prepared by:
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FILE NO.: 11-135

SALE PRICE: \$210,000.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made this January 3, 2012, by **FAYE C. STRAYER, an unmarried person**, whose address is: 13 Cheyenne Court, Palm Coast, Florida 32137, hereinafter called Grantor, to **PATRICIA L. JACUNSKI** whose post office address is: 32 Armand Beach Drive, Palm Coast, Florida 32137, hereinafter called 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situate in Flagler County, Florida, viz:

Lot 158, ARMAND BEACH EAST SUBDIVISION, according to the plat thereof as recorded in Plat Book 8, page 22, of the public records of Flagler County, Florida

Parcel ID Number: 20-10-31-0300-01580-0000

Subject to all covenants, conditions, restrictions, reservations, limitations, and easements of record. However, this reference to such matters shall not operate to reimpose same.

Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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; that Grantor will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the year 2012 and subsequent years.

In Witness Whereof, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Wanda Ghigliotti
Witness Printed Name Wanda Ghigliotti

Faye C. Strayer (Seal)
FAYE C. STRAYER
Address: 13 Cheyenne Court, Palm Coast, Florida 32137

Sharon Strayer Leach
Witness Printed Name SHARON STRAYER LEACH

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this January 3, 2012, by FAYE C. STRAYER, an unmarried person, who is/are personally known to me or who has produced FL. D.R. L.C. as identification.

Wanda Ghigliotti
Notary Public
Print Name: Wanda Ghigliotti
My Commission Expires: 4-7-2014
Commission Number: DD 980024

