

Prepared by/Return to:

**Pioneer Title Services, L.L.C.**  
**Attn:Michelle J. Heiser**  
**145 City Place, Ste 301-A**  
**Palm Coast, FL 32164**

File Number: **10.12.277**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 30 day of November, 2012, between

**Kathleen Johnston, a single woman**

whose post office address is **2900 Broad Ave, Altoona, PA 16601,**  
Grantor, and

**Kevin Chase and Claudia Chase, husband and wife**

whose post office address is **26 Highcrest Drive, Hamburg, NJ 07419,**  
Grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida** to-wit:

**Lot 62, Block 12, Country Club Cove-Section-16 Palm Coast, according to the plat thereof as recorded in Map Book 6, Pages 81 through 86, Public Records of Flagler County, Florida.**

**Parcel Identification Number: 071131-7016-00120-0620**

**Subject to** taxes for the year 2012 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

**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:

Wendy L Dunkle Daley  
Witness Name: Wendy L Dunkle Daley

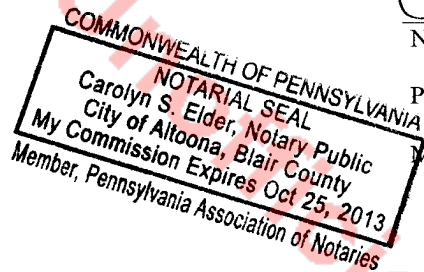
Carolyn S Elder  
Witness Name: Carolyn S Elder

Kathleen Johnston (Seal)  
Kathleen Johnston

State of PENNSYLVANIA  
County of BLAIR

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of November, 2012 by Kathleen Johnston, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Carolyn S Elder  
Notary Public  
Printed Name: Carolyn S. Elder  
My Commission Expires: 10/25/13

Original Copy