

**Prepared by & Return to:**

Mary Beth Micieli-Vanryne  
America's Choice Title Company  
2 Pine Lakes Parkway N, Ste 3  
Palm Coast, Florida 32137

**File Number: PC-13-234**

**Property Appraiser's Parcel I.D. (folio) Number(s):**  
**07-11-31-7024-00240-0310**

**Sale Price: \$168,500.00**  
**Documentary \$1,179.50**

**General Warranty Deed**

Made this 22<sup>nd</sup> day of April 2013, **Bradley Kaye and Emma Kaye, husband and wife:** whose Post Office Address is: 76 Princeton Ln, Palm Coast, FL 32164, hereinafter referred to as the Grantor, to **Hermann P. Paarmann, a married man** whose Post Office Address is: 6757 Rural Point Road, Mechanicsville, VA 23116-6534, hereinafter referred to as the Grantees;

(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:

**Lot 31, Block 24, Pine Grove, Section 24, Palm Coast, according to the map or plat thereof, as recorded in Map Book 8, Page 39 through 53, 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 December 31, 2012

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

[TWO DIFFERENT WITNESSES REQUIRED]

Sign:

Witness #1 Printed Name: Bradley Kaye

Bradley Kaye

Sign:

Witness #2 Printed Name: Dawn M. Paape

Emma Kaye

State of FL

County of Flagler

The foregoing instrument was acknowledged before me this 22 day of March 2013, by **Bradley Kaye** and **Emma Kaye** who is personally known to me or has produced his a Drivers License as identification.



Dawn M. Paape  
Notary Public

Print Name: Dawn M. Paape

Commission Expires:

(NOTARY SEAL)