

Prepared by and return to:

Bonnie A. Brown
Esquire
Law Offices of Bonnie A. Brown
514 South Colorado Avenue
Stuart, FL 34994
772-221-9024
File Number: 13007
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of April, 2013 between Donna T. Mahoney, a married woman whose post office address is 2861 Soco Road, Maggie Valley, NC 28751, grantor, and Kevin E. McCosker and Diane McCosker, husband and wife whose post office address is 249 Via Tuscany Loop, Lake Mary, FL 32746, 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 TEN AND NO/100 DOLLARS (\$10.00) 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:

Unit No. 332 of Cinnamon Beach at Ocean Hammock, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 982, Page 429, and all exhibits and amendments thereof, Public Records of Flagler County, Florida.

Parcel Identification Number: 04-11-31-3513-00000-0332

Subject to taxes for 2013 and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address are as stated above.

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

Signed, sealed and delivered in our presence:

✓ Maryanne Grosso
Witness Name: MARYANNE GROSSO

✓ Raymond Donato
Witness Name: Raymond Donato

✓ Donna T. Mahoney (Seal)
Donna T. Mahoney

State of Florida
✓ County of Flagler

The foregoing instrument was acknowledged before me this 17th day of April, 2013 by Donna T. Mahoney, who ☐ is personally known or ☒ has produced a driver's license as identification.

✓
[Notary Seal]

✓ Raymond Donato
Notary Public

✓ Printed Name: Raymond Donato

My Commission Expires: 8-27-2016

