

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: 10.13.258

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21 day of June, 2013, between

**Anthony Moragne, a single man and Nicole Moragne, a single woman**  
whose post office address is **645 Union Stret #12, Concord, NC 28025,**  
Grantor, and

**Victor Dos Santos and Vera Pascoal, husband and wife**  
whose post office address is **26 Woodfair Lane, Palm Coast, FL 32164,**  
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 Eight Thousand and 00/100 Dollars (\$8,000.00)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 38, Block 1, Palm Coast, Map of Pine Grove - Section 24, according to the map or plat thereof as recorded in Plat Book 8, Page 39, Public Records of Flagler County, Florida.**

**Parcel Identification Number: 071131-7024-00010-0380**

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.

**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:

Isabelle Carries (Seal)  
Witness Name: Isabelle Carries Nicole Moragne

Sandra Lombardi  
Witness Name: Sandra Lombardi

State of New York  
County of Queens

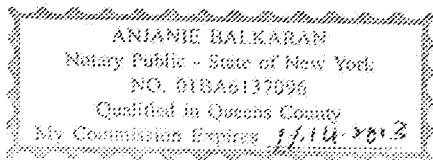
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of June, 2013 by Nicole Moragne, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Anjanie Balkaran  
Notary Public

Printed Name: Anjanie Balkaran

My Commission Expires: 11-14-2013



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.

Brenda Dula  
Witness Name: Brenda Dula  
Cheryl Black  
Witness Name: Cheryl Black

Anthony Moragne (Seal)  
Anthony Moragne

State of NC  
County of Cabarrus

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of June, 2013 by Anthony Moragne, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal] **JENNIFER ALLMAN SCHULTZ**  
**NOTARY PUBLIC**  
**Cabarrus County**  
**North Carolina**  
My Commission Expires \_\_\_\_\_

Jennifer Allman Schultz  
Notary Public  
Printed Name: Jennifer Allman Schultz  
My Commission Expires: 1/5/15

Official Copy