

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: 10.13.302

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12 day of September, 2013, between

**Christine A. Sullivan a/k/a Christine Sullivan and James H. Sullivan, Jr. wife and Husband**  
whose post office address is **11 Avenue De La Mer #1303, Palm Coast, FL 32137,**  
Grantor, and

**John M. Hoepfner and Brenda A. Hoepfner, husband and wife**  
whose post office address is **148 New River Drive, Hertford, NC 27944,**  
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 Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) 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:

**Unit 1303 of La Grande Provence, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 468, Page(s) 826, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**Parcel Identification Number: 041131-3012-00000-1303**

**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:

Kristen E. Wolowitz  
Witness Name: Kristen E. Wolowitz  
Dawn V. Adams  
Witness Name: Dawn V. Adams

Christine A. Sullivan (Seal)  
Christine A. Sullivan  
James H. Sullivan, Jr. (Seal)  
James H. Sullivan, Jr.

State of New York  
County of Chemung

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2013 by Christine A. Sullivan a/k/a Christine Sullivan and James H. Sullivan Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Deborah M. Rockwell  
Notary Public  
Printed Name: Deborah M. Rockwell  
My Commission Expires: 11/30/2013

DEBORAH M. ROCKWELL  
Notary Public - State of New York  
Appointed for Chemung County  
No. 4886293  
My Commission Expires Nov. 30, 20 13