

PREPARED BY AND RETURN TO:  
Michael D. Chiumento III, Esquire  
**CHIUMENTO SELIS DWYER, P.L.**  
145 City Place, Suite 301  
Palm Coast, Florida 32164  
Attn: Karolyn Sheekey

Property Appraisers Parcel  
Identification Number  
07-11-31-7021-00070-0050  
**THIS INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

"NOTE TO RECORDING CLERK: This deed conveys property for nominal consideration from the Grantor to its wholly owned Grantee and is, therefore, exempt from Florida documentary stamp taxes pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So2d 913 (Fla. 2005)"

**WARRANTY DEED**

**THIS INDENTURE**, Made this 25 day of October, 2013, **B & E PROPERTIES, LLC**, a New Jersey limited liability company, whose address is P.O. Box 541, Totowa, NJ 07511-0541, hereinafter called the Grantor, to **EDGAR M. CONTE, a married man**, whose post office address is 220 Sherwood Avenue, Paterson, NJ 07502, hereinafter called the Grantee:

**WITNESSETH**, That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Flagler County, Florida, to-wit:

**Lot 5, Block 7, of PALM COAST, MAP OF WYNNFIELD, Section 21, according to the Plat thereof, recorded in Plat Book 7, Page 45, Public Records of Flagler County, Florida.**

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for the year 2013 and subsequent years; covenants, conditions, restrictions, dedications, easements, resolutions, reservations and limitations of record, if any.

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 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, 2013.

**IN WITNESS WHEREOF**, the Grantor has signed sealed these presents the day and year first above written.

Signed, sealed and delivered in  
the presence of:

**B & E PROPERTIES, LLC, a New Jersey  
Limited Liability Company**

Angela Oliver  
Witness:

By: Edgar M. Conte  
**EDGAR M. CONTE, Managing Member**

[Signature]  
Witness:

STATE OF NEW JERSEY  
COUNTY OF Passaic

The foregoing instrument was acknowledged before me this 25 day of oct, 2013, by Edgar M. Conte as Managing Member of B & E Properties, LLC, a New Jersey limited liability company, who is personally known to me or who has produced NIOL as identification and who did/did not take an oath.

[Signature]  
Notary Public  
Printed Name:  
My Commission Expires

