

Prepared by/Return to:

Pioneer Title Services, L.L.C.

Attn: Kelly DeVore

145 City Place, Ste 301-A

Palm Coast, FL 32164

incidental to the issuance of title insurance

File Number: 10.14.129

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of March, 20____, between

Linda M. McHugh

whose post office address is 136 Castlemere Place, North Andover, MA 01845,

Grantor, and

Jay Steven Neyer and Mary Jill Neyer, husband and wife

whose post office address is 1383 Bell Lane, Maple Glen, PA 19002,

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 One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) 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 15, Palm Hammock, according to the plat thereof as recorded in Map Book 32, Pages 19 and 20, Public Records of Flagler County, Florida.

Parcel Identification Number: 041131-3509-00000-0150

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 2014 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, 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:

Mark Alpert
Witness Name: Mark Alpert

Linda M. McHugh (Seal)
Linda M. McHugh

William D. Whitaker, Jr.
Witness Name: William D. Whitaker, Jr.

Commonwealth
State of Mass
County of Suffolk

The foregoing instrument was acknowledged before me this 5th day of March, 2014 by Linda M. McHugh, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Philip B. Boisjett
Notary Public

Printed Name: Philip B Boisjett

My Commission Expires: Dec 23, 2016

