

Prepared By and Return To:

Coast Title Insurance Agency, Inc.

15 Cypress Branch Way, Suite 203

Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

File Number: 14-0670

Parcel ID: 271131-4891-00010-1870

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED dated January 6, 2015, by

Glenn Abbotts, an unmarried widow

whose post office address is:

1 Village Point, Palm Coast, FL 32137

hereinafter called the GRANTOR, to

John Laurence Greene, a single man

whose post office address is:

1350 Alki Avenue SW, 5N, Seattle, WA 98116.

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated in Flagler County, Florida, viz:

Lot 187, of PALM COAST PLANTATION PUD 1B, according to the plat thereof, as recorded in Map Book 32, Pages 56 through 64, of the Public Records of Flagler County, Florida.

Said property is not homestead property. This is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness

Signature: Tamara M. Hiller

Print Name: Tamara M. Hiller

Glenn Abbotts

#2 Witness

Signature: John S. Mills

Print Name: John S. Mills

State of: Florida

County of: Flagler

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 6th day of January, 2015 by: Glenn Abbotts who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: Tamara M. Hiller

My Commission #

Expires: _____

Print Name: Tamara M. Hiller



TAMARA M. HILLER
MY COMMISSION # FF 018031
EXPIRES: June 15, 2017
Bonded Thru Budget Notary Services