

Record and Return to:
Attention: Denver DIL Title
10385 Westmoor Drive, Suite 100
Westminster, CO 80021

This Instrument Was Prepared By:
BROCK & SCOTT, PLLC
1501 NW 49th Street, Suite 200
Ft. Lauderdale, FL 33309
Parcel No.: 12-12-30-5070-00000-12F0
File no. 15-F00390

WARRANTY DEED

THIS INDENTURE, made this 11 day of February, 2015, between **Anthony J. Grasso a/k/a Anthony Grasso and Audrey J. Grasso**, husband and wife, whose post office mailing address is: 228 Walnut Road, Glen Cove, NY 11542, party of the first part, and **Federal Home Loan Mortgage Corporation**, whose address is: 1410 Spring Hill Road, McLean, VA 22102, party of the second part.

WITNESSETH: the said party of the first part, for and in consideration of the sum of ONE HUNDRED EIGHT THOUSAND TWO HUNDRED SIXTY-SIX AND 11/100 (108,266.11) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the said party of the second part, their heirs and assigns forever, all that certain land, situate in Flagler County, Florida, viz:

UNIT 12F OF PALM POINTE I, A CONDOMINIUM ASSOCIATION, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1233, PAGE 1080, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the year 2015 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the said party of the first part hereby covenants with the said party of the second part that the said party of the first part is lawfully seized of said land in fee simple; that said land is free from all encumbrances, except as set forth herein; that the said party of the first part has good right and lawful authority to sell and convey said land; and that the said party of the first part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

It is the specific intention of the parties hereto that there shall not be a merger of the fee with the lien of that certain mortgage dated 07/18/2007, recorded 08/14/2007 in the office of the recorder of Flagler County, Florida, in OR Book 1606, Page 1407, executed by **Anthony Grasso and Audrey J. Grasso, husband and wife to ABN AMRO Mortgage Group, Inc.**, so that the lien of the said Mortgage is preserved. It is further the intention of the parties that this is an absolute conveyance of the fee simple title

of the above-described real property and not given as additional security for the above-described mortgage.

Wherever the text in this Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural

IN WITNESS WHEREOF the said part of the first part has executed these presents the day and year first above written.

Signed, sealed and delivered
in our presence

Cynthia Muller

Witness:

Print Name: Cynthia Muller

Tina Parrino

Witness:

Print Name: TINA PARRINO

Anthony J. Grasso a/k/a ANTHONY GRASSO
Anthony J. Grasso a/k/a Anthony Grasso

Audrey J. Grasso
Audrey J. Grasso

STATE OF NEW YORK
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Anthony J. Grasso a/k/a Anthony Grasso and Audrey J. Grasso**, known to be the persons described and who executed the foregoing instrument and who are personally known to me or who produced Driver License as identification and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of February, 2015.

JIJU ABRAHAM
NOTARY PUBLIC - STATE OF NEW YORK
Registration No: 01AB6278537
Qualified in Nassau County
My Commission Expires March 25, 2017

Jiju Abraham
Notary Public, State of _____
Print Name: _____
My commission expires: _____