

THIS INSTRUMENT PREPARED BY:  
Covenant Closing & Title Services, Inc.  
4879 Palm Coast Pkwy NW  
Unit 5  
Palm Coast, FL 32137-3673

incident to the fulfillment of conditions  
contained in title insurance commitment  
issued by it

Tax ID No: 07-11-31-7026-00700-0180  
Our File: 2015-243

## Warranty Deed

This Warranty Deed made this 13 day of May, 2015 by **MARTIN KORFMAN and ELEANOR KORFMAN, Husband and Wife**  
whose post office address is: 597 Freedom Plains Road, Poughkeepsie, NY 12603,  
hereinafter called the grantor,

to: **EVERETT L. KINGSBURY and NANCY L. KINGSBURY, Husband and Wife**  
whose post office address is: 580 Shearwood Drive, Flagler Beach, FL 32136  
hereinafter called the grantee,

*(Whenever used herein the term "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)*

**WITNESSETH:** that the grantor, for and in consideration of the sum of **\$14,000.00**, 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 18, Block 70, of Palm Coast, Pine Grove, Section 26, according to the plat thereof, recorded in Plat Book 9, Pages 20 through 35, inclusive of the Public Records of Flagler County, Florida.**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

**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 **2014**, reservations, restrictions and easements of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, Sealed and Delivered in Our Presence:*

Witness #1 Sign: [Signature]  
 Witness #1 Print: ELENE ELISE BEEZ

Witness #2 Sign: [Signature]  
 Witness #2 Print: JUSTINE KORFMAN

[Signature]  
**MARTIN KORFMAN**  
[Signature]  
**ELEANOR KORFMAN**

**\*\*TWO DIFFERENT WITNESSES REQUIRED\*\***

State of New York

County of Dutchess

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2015, by **MARTIN KORFMAN and ELEANOR KORFMAN** who are personally known to me or who provided a driver's license as identification.

(NOTARY SEAL)

[Signature]  
 Notary Public

HEATHER MASTMANN  
 Notary Public, State of New York  
 Qualified in Dutchess County  
 Commission Expires Sept. 14, 2018

My Commission  
 Expires:

September 14, 2018