

Prepared by/Return to:

Pioneer Title Services, L.L.C.

Attn: Michelle J. Heiser

145 City Place, Ste 301-A

Palm Coast, FL 32164

incidental to the issuance of title insurance

File Number: 10.15.197

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Warranty Deed

This Warranty Deed made this 26 day of May, 2015, between

Michael L. Davis, Sr., a single man

whose post office address is 3344 Secor Rd, Unit A102, Toledo, OH 43606,

Grantor, and

Paul L. Whitaker and Zenaida Whitaker, husband and wife

whose post office address is 32 Poindexter Lane, Palm Coast, FL 32164,

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 Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) 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 27, Block 73, of Palm Coast, Map of Pine Grove, Section 28, according to the map or plat thereof as recorded in Plat Book 9, Pages 51 through 66, inclusive, Public Records of Flagler County, Florida.

Parcel Identification Number: 071131-7028-00730-0270

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:

Witness Name: Jane McCrea

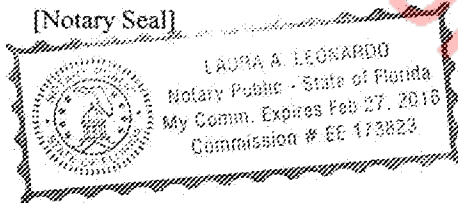
Witness Name: LAURA LEONARDO - FLYNN

Michael L. Davis, Sr. (Seal)

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 22 day of May, 2015 by Michael L. Davis, Sr., who ☐ is personally known or ☒ has produced a driver's license as identification.

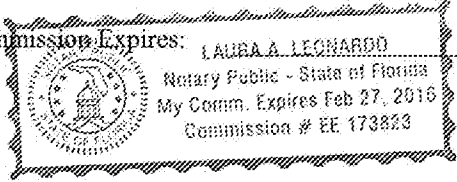
[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:



Unofficial Copy