

Prepared by and return to:
Title Chain, Inc.
Joanne Villano
One Armand Beach Drive, Suite 2C
Palm Coast, Florida 32137

File Number: 1839
Folio Number: 04-11-31-3512-00010-0730

General Warranty Deed

Made this May 14, 2015 A.D. By **Mark A. Voss and Brenda S. Voss, husband and wife**, whose address is: 106 HWY 89 S, Linn, MO 65051, hereinafter called the grantor, to **Scott Allan Miller and Teresa Barry Miller, husband and wife**, whose post office address is: 56 Cathedral Cir, Nashua, NH 03063, 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 Ten Dollars, (\$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 situate in Flagler County, Florida, viz:

Lot 73, OCEAN HAMMOCK PARCEL A-5 PLAT ONE, according to the map or plat thereof, recorded in Plat Book 33, Pages 20 through 25, Public Records of Flagler County, Florida.

Parcel ID Number: 04-11-31-3512-00010-0730

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 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.

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.

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:

Kathy Hentges
Witness #1
Witness Printed Name: Kathy Hentges
Rhonda Bish
Witness #2
Witness Printed Name: Rhonda Bish

Mark A. Voss (Seal)
Mark A. Voss
Address: 106 HWY 89 S, Linn, MO 65051
Brenda S. Voss (Seal)
Brenda S. Voss
Address: 106 HWY 89 S, Linn, MO 65051

STATE OF MISSOURI
COUNTY OF Osage

The foregoing instrument was acknowledged before me this 13 day of May, 2015, by Mark A. Voss and Brenda S. Voss.

☒ personally known to me
OR

☐ produced _____ as identification.

Christa A. Thoenen
Notary Public
Print Name: Christa A. Thoenen
My Commission Expires: 2-7-16

CHRISTA A. THOENEN
Notary Public - Notary Seal
STATE OF MISSOURI
County of Osage
My Commission Expires 2/7/2016
Commission # 12301475