

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: 07-11-31-7029-00640-0160
Our File: 2015-501

Warranty Deed

This Warranty Deed made this 21st day of October, 2015 by **BRANDON CHAMPION and JENNIFER CHAMPION, Husband and Wife**

whose post office address is: 406 Gray Road, Windham, ME 04062
hereinafter called the grantor,

to: **CHRISTOPHER A. LOVEMAN and CAROLYN E. LOVEMAN, Husband and Wife, and AUSTIN H. MOORE, a single man, as joint tenants with full rights of survivorship and not as tenants in common**,
whose post office address is: 80 Rymshaw Drive, Palm Coast, FL 32164
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 **\$162,000.00**, 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 16, Block 64, of Palm Coast, Map of Royal Palms, Section 29, according to map or plat thereof as recorded in Plat Book 10, Pages 17 through 29, inclusive, of the Public Records of Flagler County, Florida.

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: Megan Krispin

Witness #1 Print: Megan Krispin

Witness #2 Sign: Vali Bartlett

Witness #2 Print: Valerie Bartlett

Brandon Champion
BRANDON CHAMPION
Jennifer Champion
JENNIFER CHAMPION

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

State of Maine

County of Cumberland

The foregoing instrument was acknowledged before me this 21 day of October, 2015, by **BRANDON CHAMPION and JENNIFER CHAMPION** who are personally known to me or who provided a driver's license as identification

(NOTARY SEAL)

Heather R. Rogers
Notary Public

My Commission Expires:

Heather R. Rogers
Notary Public, State of Maine
My Commission Expires June 5, 2022