

**Prepared by and when recorded return to:**

Andrew C. Grant  
CHIUMENTO SELIS DWYER PL  
145 City Place Suite 301  
Palm Coast, Florida 32164

**Property Appraiser's Parcel Identification  
No. 07-11-31-7100-00130-0101**

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

**THIS INDENTURE** made on this the 23 day of August, 2016, between **THOMAS G. LANZARO**, a single person (hereinafter referred to as "Grantor"), who resides at 124 Island Estates Pkwy, Palm Coast, Flagler County, Florida 32137, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **THOMAS G. LANZARO, Trustee of the THOMAS G. LANZARO REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 124 Island Estates Pkwy, Palm Coast, Florida 32137, and such trust having been established under that certain revocable trust agreement dated the 23 day of August, 2016, by THOMAS G. LANZARO, as grantor and as trustee, hereby GRANT, CONVEY and WARRANT unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Flagler and State of Florida:

Parcel 13-101, of the WOODHAVEN CONDOMINIUM AT PALM COAST, according to the Declaration of Condominium thereof recorded in Official Records Book 177, Page(s) 248-340, as amended by Amendments to the Declaration of Condominium recorded in Official Records Book 215, Pages 383-386 and Official Records Book 218, Pages 308-312 and Official Records Book 220, Pages 91-94 and Official Records Book 222, Pages 921-924, all of the Public Records of Flagler County, Florida.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Flagler County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered  
in presence of**

Witness

(Printed Name)

Witness

(Printed Name)

THOMAS G. LANZARO

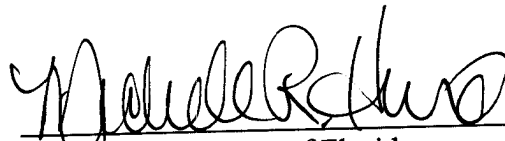
STATE OF FLORIDA

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§

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me, the undersigned authority, by THOMAS G. LANZARO, Grantor, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 23 day of August, 2016.

  
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Notary Public, State of Florida

