

Prepared By and Returned To:
Mary C Briggs
Watson Title Services, Inc.
1435 West S.R. 434, Suite 109,
Longwood, FL 32750
(407) 645-1310
File Number: 4170212
Incident to the issuance of a title insurance contract.

THIS WARRANTY DEED

Made this 15th day of April, 2017 by
Todd Sloane and Laura Sloane, Husband And Wife

hereinafter called the grantor, to
Ellen Ubermuth and Karl Ubermuth, Jr., Wife and Husband

whose post office address is:
**14 Ryder Drive
Palm Coast, FL 32164-6001**

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 **\$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 1, Block 38, Palm Coast, Map of Royals Palms, Section 29, according to plat thereof as recorded in Plat Book 10, Page 17 through 29, inclusive, of the Public Records of Flagler County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 07-11-31-7029-00380-0010

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, 2016**.

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:

Windy Chace Eyer
Witness #1: (Signature)
Print Name: Windy Chace Eyer
Michael Herron
Witness #2: (Signature)
Print Name: Michael Herron

Todd Sloane
Todd Sloane
66 Ryberry Drive
Palm Coast, FL 32164-6439
Laura Sloane
Laura Sloane
66 Ryberry Drive
Palm Coast, FL 32164-6439

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 25th day of April, 2017, by
Todd Sloane and Laura Sloane,
who is personally known to me or who has produced Driver's license as identification.

Windy Chace Eyer
NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

