

Prepared By: **Cyndi H. Parker**
Professional Title Agency, a div of LandCastle Title Group
747 South Ridgewood Avenue, Suite 204
Daytona Beach, Florida 32114
incidental to the issuance of a title insurance policy.
File Number: **P-23831**
Parcel ID #: **22-14-31-0252-00000-0030**

WARRANTY DEED (CORPORATE)

This WARRANTY DEED, dated **October 3, 2017** by

Vanacore Homes, Inc., a Florida corporation

Whose post office address is **1451 N. US Hwy 1, Suite 13, Ormond Beach, FL 32174**
hereinafter called the GRANTOR, to

Mitchell J. Eacobacci and Angela Eacobacci, husband and wife

whose post office address is **9 Huntington Place, Ormond Beach, Florida 32174**
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 3, Huntington Woods at Hunter's Ridge Phase I, according to the map or plat thereof, as recorded in Plat Book 37, Page(s) 65 through 69, inclusive, of the Public Records of Flagler County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2017** and subsequent years; and to 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 except as above noted, 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, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Vanacore Homes, Inc., a Florida corporation

Witness #1 Signature: Charles S Hoover By: Joseph T. Vanacore VP

Witness #1 Print Name: Charles S Hoover

Joseph T. Vanacore, Vice President

Witness #2 Signature: Tonya Griffin

Witness #2 Print Name: Tonya Griffin

**STATE OF FLORIDA
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me this 2ND day of October, 2017 by:

Joseph T. Vanacore, Vice President, of Vanacore Homes, Inc., a Florida corporation

[check one:]

☐ who was personally known to me

☒ who presented the following identification: driver's license

Notary Seal



Notary Signature: Nancy Collins

Notary Print Name: Nancy Collins

, Notary Public