

Prepared by & Return to:
Mary Beth Micieli-Vanryne
America's Choice Title Company
210 Old Kings Road South, Ste. 600
Flagler Beach, Florida 32136
File Number: PC-17-800
Property Appraiser's Parcel I.D. (folio) Number(s):
07-11-31-7059-00460-0010
Documentary \$980.00
Purchase Price: \$140,000.00

General Warranty Deed

Made this 5th day of NOVEMBER 2017 by, Francesco Gianforaro and Morena Gianforaro, husband and wife, whose post office address is: 66 ~~Farrington~~ Drive, Brampton, FARMINGTON ^{MA.} Ontario, CAN L6W 2V2, hereinafter referred to as the Grantor to: Souksamay Inthisone, a unmarried man; whose Post Office Address is: 11 Seamaiden Path, Palm Coast, FL 32164, hereinafter referred to as 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 1, Block 46, Seminole Park Section 59 Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 41 through 50, of the Public Records of Flagler County, Florida..

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors nor any members of the household of Grantors reside thereon.

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

[TWO DIFFERENT WITNESSES REQUIRED]

Sign:

Witness #1 Printed Name:

ALEX RAMOS

Sign:

Witness #2 Printed Name:

MARIA LUIZES AMARAL

Francesco Gianforaro

Morena Gianforaro

State of
County of

ONTARIO
CANADA

The foregoing instrument was acknowledged before me this 3 day of NOVEMBER 2017 by Francesco Gianforaro and Morena Gianforaro who is/are personally known to me or has produced a Drivers License as identification.

Print Name:

My Commission Expires:

(SEAL)

N/A (LIFE)

Oriundo da Silva Santos
Lawyer Notary Public Commissioner of Oaths
Brampton Notary Services
193 Main St. N. Brampton ON Canada