

Prepared by/Return to:
Pioneer Title Services, L.L.C.
Attn:Michelle J. Heiser
145 City Place, Ste 301-A
Palm Coast, FL 32164

File Number: **10.18.247**

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Warranty Deed

This Warranty Deed made this 8 day of June, 2018, between

Israel Figueroa and Ada I. Figueroa, husband and wife
whose post office address is **2440 Sweetwater Blvd, Saint Cloud, FL 34772,**
Grantor, and

Adam S. Bouchard and Lana M. Bouchard, husband and wife
whose post office address is **1965 Linda Ave, Ormond Beach, FL 32174,**
Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of One Hundred Eighty-Eight Thousand and 00/100 Dollars (\$188,000.00)and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida** to-wit:

Lot 35, Block 56, Subdivision Plat Royal Palms - Section-30 Palm Coast, according to the map or plat thereof as recorded in Map Book 10, Page 30, Public Records of Flagler County, Florida.

Parcel Identification Number: 071131-7030-00560-0350

Subject to taxes for the year 2018 and subsequent years; Assessments of any Homeowner or Community Association, Covenants , Conditions, Restrictions, Easements, Reservations and Limitations of Record, 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 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, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michelle J. Heiser
Witness Name: Michelle J. Heiser

Israel Figueroa (Seal)
Israel Figueroa

Sean O'Brien
Witness Name: Sean O'Brien

Ada I. Figueroa (Seal) ✓
Ada I. Figueroa

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 8th day of June, 2018 by Israel Figueroa and Ada I. Figueroa, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Michelle J. Heiser
Notary Public

Printed Name: _____

My Commission Expires: _____