

Prepared by & Return to:

Julie Wittmer
America's Choice Title Company
210 Old Kings Road South, Ste. 600
Flagler Beach, Florida 32136

File Number: PC-18-689RE

(folio) Number(s):
07-11-31-7034-00490-0100

Documentary \$2,100.00

Purchase Price: \$300,000.00

General Warranty Deed

Made this 20th day of November 2018 by **Sofond IV, Single**; whose post office address is: 45 Ethan Allen Dr, Palm Coast, FL 32164 **conveying non-homestead property**; hereinafter referred to as the Grantor to: **Donald J. Lapiska and Rachel L. McCutcheon, Husband and Wife**, whose Post Office Address is: 36 Essex Lane, 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 10, Block 49, Palm Coast, Map of Easthampton Section 34, according to the map or plat thereof, as recorded in Map Book 11, Page 30 through 49, inclusive, 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, 2017

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: _____

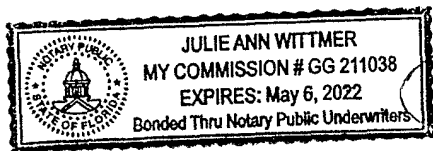
Sign: _____

Witness #2 Printed Name: _____

Sofond IV

State of FL
County of Hagler

The foregoing instrument was acknowledged before me this 20 day of November 2018 by **Sofond IV** who is/are personally known to me or has produced a Drivers License as identification.



Notary Public
Print Name:
My Commission Expires:
(NOTARY SEAL)