

Prepared by:
Christina Naves
Synergy Title & Escrow
412 Beach Village Dr
Flagler Beach, Florida 32136

File Number: S19-0103

General Warranty Deed

Made this February 15, 2019 A.D. By **Ronald Edward Coyle, an unmarried man**, whose address is: 2125 Palm Harbor Pkwy. #205, Palm Coast, Florida 32137, hereinafter called the grantor, to **David J. May and Lisa C. May, husband and wife**, whose post office address is: 5 Farm House Lane, Unit 1439, Wolfeboro, New Hampshire 03894, 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 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 7, of the subdivision Plat for the Ville Di Capri, according to the Plat thereof as recorded in Map Book 28, Pages 60 and 61, being an amended Plat of section 85, at Palm Coast, North Raffles Surf Club, as recorded in Map Book 23 Pages 41-57, Public Records of Flagler County, Florida.

Parcel ID Number: **041131301100000070**

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, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

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Signed, sealed and delivered in our presence:

Christina J. Naves
 Witness Printed Name Christina J. Naves

Deborah Romson
 Witness Printed Name Deborah Romson

Ronald Edward Coyle (Seal)
 Ronald Edward Coyle

State of Florida
 County of Flagler

The foregoing instrument was acknowledged before me this 15th day of February, 2019, by Ronald Edward Coyle, who is/are personally known to me or who has produced Driver's License as identification.

Christina J. Naves
 Notary Public
 Print Name: _____
 My Commission Expires: _____

