

Prepared by:  
Aimme Schwab  
Realty Pro Title  
900 West Granada Boulevard, Suite 2  
Ormond Beach, Florida 32174

File Number: 191116

## General Warranty Deed

Made this April 3, 2019 A.D. By **Jason R. Cavanaugh, a married man**, 53 Chrysanthemum Drive, Ormond Beach, Florida 32174, hereinafter called the grantor, to **Shantae L. Hill and Melissa A. Hill, husband and wife**, whose post office address is: 158 Ryberry Drive, Palm Coast, Florida 32164, 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 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 52, Palm Coast, Map of Royal Palms, Section 29, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 17 through 29, of the Public Records of Flagler County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **07-11-31-7029-00520-0010**

**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.

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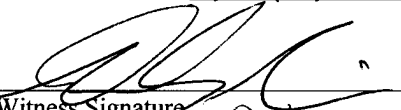
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**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title 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.


*Signed, sealed and delivered in our presence:*

  
 Witness Signature  
 Witness Printed Name Aimme L. Schwab

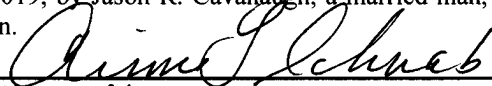
  
 Witness Signature  
 Witness Printed Name Ashley Shriver

State of Florida  
 County of Volusia

The foregoing instrument was acknowledged before me this 3rd day of April, 2019, by Jason R. Cavanaugh, a married man, who is/are personally known to me or who has produced valid driver license as identification.

  
 Jason R. Cavanaugh (Seal)  
 Address: 53 Chrysanthemum Drive, Ormond Beach, Florida 32174

\_\_\_\_\_  
 (Seal)  
 Address:

  
 Notary Public  
 Print Name: Aimme L. Schwab  
 My Commission Expires: \_\_\_\_\_

(Seal)

