

Prepared by and return to:  
Frontier Title Group, LLC  
990 Woodland Blvd  
3rd Floor  
Deland, FL 32720  
as a necessary incident to the fulfillment  
of conditions contained in a title insurance  
commitment issued by it.  
Folio Number(s): 07-11-31-7035-00190-0070  
File No.: 2019-2412

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

**THIS WARRANTY DEED** made this 20<sup>th</sup> day of September, 2019 by **Timothy Bedard and Gloria Bedard, husband & wife**, hereinafter called the Grantor, to **Aaron Gregory St. Jacques and Christine N. St. Jacques, husband & wife**, whose post office address is 14 Burnley Place, Palm Coast, Fl 32137, hereinafter called the Grantee. (When used herein the terms "grantor" and "grantee" include all the parties to this instrument and their 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 AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Flagler County, Florida, viz:

Lot 6 & 7, Block 19, of BELLE TERRE - SECTION 35 PALM COAST PARK AT PALM COAST, according to the Plat thereof, as recorded in Plat Book 11, Pages 2-26, of the Public Records of Flagler County, Florida.

**SUBJECT TO** restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.



**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

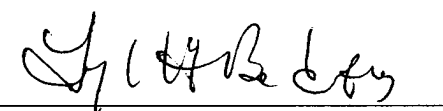
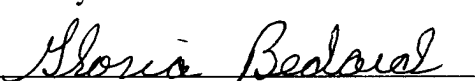
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**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; and hereby 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 as mentioned above.


**IN WITNESS WHEREOF**, the said grantor has signed and sealed the day and year first above written.

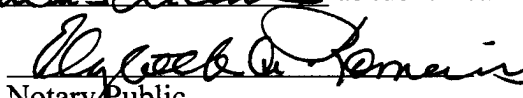
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Witness

 9/20/19  
\_\_\_\_\_  
Timothy Bedard  
 9-20-19  
\_\_\_\_\_  
Gloria Bedard

STATE OF: FLORIDA  
COUNTY OF: FLAGLER

The foregoing instrument was acknowledged before me this 20th day of September, 2019 by Timothy Bedard and Gloria Bedard who is/are personally known to me or has/have produced  as identification and who did not take an oath.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Notary Name

