

Prepared by and return to:

Michelle Heiser
Pioneer Title Services, L.L.C.
145 City Place, Suite 301-A
Palm Coast, FL 32164
(386) 447-7716
File Number: 2020-15
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of February, 2020 between

Elizabeth M. Badurina, a married woman
whose post office address is **4145 Kendale Road, Columbus, OH 43220**, Grantor,
and

Gerard Verrechio, a single man
whose post office address is **74 Wellesley Lane, Palm Coast, FL 32164**, 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 **\$25,000.00** 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 66, Block 6, Belle Terre - Section 12, Palm Coast, according to the map or plat thereof as recorded in Plat Book 6, Page 73, Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7012-00060-0660

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for the year 2020 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, 2019**.

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:

Corinne Brewster

Witness

Printed Name: Corinne Brewster

Kristine B Gjersing

Witness

Printed Name: Kristine B Gjersing

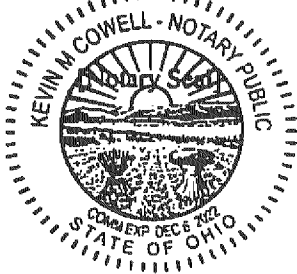
Elizabeth M. Badurina

Elizabeth M. Badurina

State of Ohio

County of Franklin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of February 2020 by Elizabeth M. Badurina who ☐ is personally known or ☒ has produced a driver's license as identification.



K Cowell

Notary Public

Printed Name: Kevin Cowell

My Commission Expires: 12/06/2022