

Prepared by:  
Patrice Beecher  
Ocean Blue Title, LLC  
300 Palm Coast Parkway NE  
Palm Coast, Florida 32137

File Number: 2021-1331

### General Warranty Deed

Made this May 21, 2021 A.D. By **Barbara Montgomery, an unmarried woman and Shunta Montgomery, an unmarried woman**, whose address is 8555 Baymeadows Blvd, Jacksonville FL 32256, hereinafter called the grantor, to **Bernard Jankowski and Lenora Jankowski, Husband and Wife**, whose post office address is: 116 Beechwood Lane, 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 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 40, Block 1, of Palm Coast, Map of Belle Terre, Section 11, a subdivision according to the plat or map thereof described in Map Book 6, page 59 through 67, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.

Parcel ID Number: **0711317011000100400**

**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, 2020.

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**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 Printed Name

Patrice Beecher

Barbara Montgomery (Seal)

Address:

Witness Printed Name

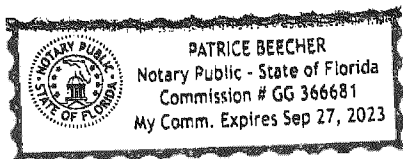
JACQUELINE DAVIS

Shunta Montgomery (Seal)

State of Florida

County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of May, 2021, by **Barbara Montgomery, an unmarried woman Shunta Montgomery, an unmarried woman**, ED who is/are personally known to me or ED who has produced ED as identification.



Patrice Beecher  
 Notary Public

Print Name:

My Commission Expires:

9/27/2023