

Prepared By and Return To:

Coast Title Insurance Agency, Inc.

15 Cypress Branch Way, Ste 203

Palm Coast, Florida 32164

incidental to the issuance of a title insurance policy.

File Number: 21-0964

Parcel ID: 071131-7033-00210-0050

**WARRANTY DEED
(INDIVIDUAL)**

369,900

This WARRANTY DEED dated October 1, 2021, by

Laura Gazzoli

whose post office address is:

14 Osprey Circle, Palm Coast, FL 32137

hereinafter called the GRANTOR, to

Sergio Monteiro and Andrea Monteiro, husband and wife

whose post office address is:

14 Reynolds Place, Palm Coast, FL 32164.

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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 situated in County, Florida, viz:

Lot 5, of Block 21, of PALM COAST, MAP OF ROYAL PALMS, SECTION 33, according to the plat thereof, as recorded in Map Book 10, Page 72, of the Public Records of Flagler County, Florida.

Said property is not homestead property. This 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 member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following ***TWO DIFFERENT* WITNESSES:**

#1 Witness Signature: [Signature]

Print Name: Brandon E. Jacobs

[Signature]
Laura Gazzoli

#2 Witness Signature: [Signature]

Print Name: April M. Cote

State of: Florida

County of: Flagler

THE FOREGOING INSTRUMENT was sworn and acknowledged before me, by means of physical presence or online notarization, on 1st day of October, 2021 by: LAURA GAZZOLI who is personally known to me or who has produced a DRIVER'S LICENSE as identification and who did take an oath.

NOTARY PUBLIC Signature: [Signature]

My Commission#

Expires: 8/2025

Print Name: April M. Cote

(Notary Seal)

