

Prepared by:  
Blue Ocean Title  
100 Southpark Blvd, STE 409, St Augustine, FL 32086

File Number: STA-22-036

22013570

\$60000<sup>W</sup>

### General Warranty Deed

Made this 10th of March, 2022, A.D. by, **Elizabeth Malek, a single woman**, whose post office address is 11 Westminter Ave, South Attleboro, MA 02703, hereinafter called the grantor, to **John G. Bondanza, a married man**, whose post office address is: 117 Ullian Trail, Palm Coast, FL 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 6, Block 83, ULYSSES TREES -SECTION 57 , a subdivision according to the plat thereof recorded in Plat Book 17 , Page 12 through 28 , of the Public Records of Flagler County, Florida.

Parcel ID Number: **07-11-31-7057-00830-0060**

**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 taxes for the current year.

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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:*

*[Signature]*

*Elizabeth Malek*  
Elizabeth Malek

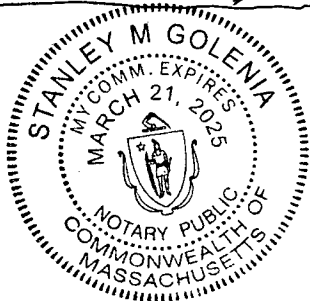
*Dariusz J. Hajduk*  
Witness Printed Name

*Stanislaw Majkut*

STANISLAW MAJKUT  
Witness Printed Name

State of Massachusetts  
County of Bristol

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization 7-14 day of March, 2022, by **Elizabeth Malek, a single woman**, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



*Stanley M. Golenia*  
Notary Public

Print Name: STANLEY M GOLENIA

My Commission expires: March 21, 2025