

This Instrument Prepared by and Return to:



Saniye Pirro
Truly Yours Title, LLC
50 Leanni Way, B4
Palm Coast, FL 32137
Our File No.: **22-1673**
Property Appraisers Parcel Identification (Folio) Number: **07 11 31 7016 00100 0860**

Florida Documentary Stamps in the amount of **\$1,330.00** have been paid hereon.

____ Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 15 day of November 2022 by **Saira Perino and Daniel Hassler**, herein called the Grantor, to **Rodney Roy, a single man and Nina Guiglotta, a married woman, as joint tenants with right of survivorship**, whose post office address is 38 Shinnecock Dr, Palm Coast, FL 32137, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

Lot 86, Block 10, Country Club Cove Section 16 Palm Coast, according to the plat thereof recorded in Plat Book 6, Pages 81 through 86, of the Public Records of Flagler County, Florida

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 does 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to: (1) zoning and/or restrictions and prohibitions imposed by governmental authority; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision and (3) taxes for the year of closing and thereafter.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' 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, instead they permanently reside at: 8 Blue Point Rd., Mastic Beach NY 11951.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan Capobianco

Witness #1 Signature

Susan Capobianco

Witness #1 Printed Name

Linda A. Mattera

Witness #2 Signature

Linda A. Mattera

Witness #2 Printed Name

Saira Perino (Seal)
Saira Perino

Daniel Hassler (Seal)
Daniel Hassler

State of New York

County of Suffolk

The foregoing instrument was acknowledged before me by means of physical presence on this 11 day of November 2022, by Saira Perino and Daniel Hassler who is personally known to me or has produced NY Drivers License as identification.

Linda A. Mattera
Notary Public

My Commission Expires: 08/02/2026

