

PREPARED BY & RETURN TO:
Susan Flanagan
Covenant Closing & Title Services
4879 Palm Coast Parkway NW, Suite 4
Palm Coast, FL 32137

Incident to the fulfillment of conditions contained
in title insurance commitment issued by it.

Tax ID #: 07-11-31-7035-00100-0010
File #: 25-207411

WARRANTY DEED

This Warranty Deed made this 7th day of May, 2025 by **Matthew Lee Cormier and Rebecca Louise Cormier, husband and wife**, whose post office address is: 4500 Palm Coast Parkway SE B160, Palm Coast, FL 32137, hereinafter called the grantor,

to: **Brandon Michael Alfonso, an unmarried man**, whose post office address is: 44 Burning View Lane, Palm Coast, FL 32137, 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 **\$265,800.00**, 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 **Flagler** County, Florida, viz:

Lot 1, Block 10, PALM COAST, MAP OF BELLE TERRE - SECTION 35, according to the map or plat thereof, as recorded in Map Book 11, Pages 2 through 26, inclusive, of the Public Records of Flagler County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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 **2025**, reservations, restrictions and easements of record, if any.

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:

Susan Flanagan

Witness #1 Sign

Susan Flanagan

Witness #1 Print

Matthew Lee Cormier

Matthew Lee Cormier

Rebecca Louise Cormier

Rebecca Louise Cormier

COVENANT CLOSING
Witness #1 Address
4875 Palm Coast Pkwy Unit 4
Palm Coast, FL 32137

Witness #1 City, State and Zip

Mirville Sherwood

Witness #2 Sign

Mirville Sherwood

Witness #2 Print

COVENANT CLOSING
Witness #2 Address
4875 Palm Coast Pkwy Unit 4
Palm Coast, FL 32137

Witness #2 City, State and Zip

****TWO DIFFERENT WITNESSES REQUIRED****

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of May, 2025 by **Matthew Lee Cormier and Rebecca Louise Cormier**, who are personally known to me, or who have provided valid government issued identification.

(NOTARY SEAL)

Susan Leigh Flanagan

Notary Public

My Commission Expires: _____

