

RECORDING REQUESTED BY/RETURN TO:

FNC TITLE SERVICES
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

SEND TAX NOTICES TO:

SANDRA J. GELINAS AND GERARD E. GELINAS
14 BARRISTER LANE
PALM COAST, FL 20814

PREPARED BY:

MELISSA SUE RENZA
O/B/O BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

2021-04-17-0

WARRANTY DEED

For good consideration in the amount of \$0.00, I (we) **SANDRA J. GELINAS, A MARRIED WOMAN, JOINED IN EXECUTION BY SPOUSE GERARD E. GELINAS**, whose mailing address is 14 BARRISTER LANE, PALM COAST FL 20814 hereby bargain, deed and convey to **SANDRA J. GELINAS AND GERARD E. GELINAS, WIFE AND HUSBAND, TENANTS BY THE ENTIRETY**, whose mailing address is 14 BARRISTER LANE, PALM COAST, FL 20814, the following described land in FLAGLER County, State of Florida, free and clear with WARRANTY COVENANTS; to wit:

LOT 37, BLOCK 19, SUBDIVISION MAP, BELLE TERRE - SECTION 12, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGES 73 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

APN: 07-11-31-7012-00190-0370

PROPERTY ADDRESS: 14 BARRISTER LANE, PALM COAST, FL 20814

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

WITNESS the hands and seal of said Grantors this 9th day of August, 2021.

Sandra J. Gelinas
SANDRA J. GELINAS

Gerard E. Gelinas
GERARD E. GELINAS

Roy J. Daigle
Printed Witness Name

Roy J. Daigle
Witness Signature

Sonja E. James-Gaitor
Printed Witness Name

Sonja E. James-Gaitor
Witness Signature

STATE OF FLORIDA
COUNTY OF Flagler SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 9th day of August, 2021, by SANDRA J. GELINAS AND GERARD E. GELINAS.
(Seal)



Sonja E. James-Gaitor
Notary Public
State of Florida
Comm# GG978810
Expires 4/14/2024

Sonja E. James-Gaitor
Notary Public
Printed Name: Sonja E. James-Gaitor
My Commission Expires: 04/14/2024
Commission # GG978810

Personally Known: _____

OR Produced Identification: ✓

Type of Identification Produced: FL Drivers Licenses