

This Instrument Prepared by and Return to:



**Saniye Pirro**  
Truly Yours Title, LLC  
50 Leanni Way, B4, Palm Coast, FL 32137

Our File No.: **21-1316A**  
Property Appraisers Parcel Identification (Folio) Number: **20 12 31 2955 00000 0130**

Florida Documentary Stamps in the amount of **\$2,450.00** have been paid hereon.

Space above this line for Recording Data

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 30 day of August 2021 by **Carlos Desiderio Carreiro, a married man joined by his wife, Nancy Carreiro**, whose post office address is 13 Walla Place, Palm Coast, FL 32164, herein called the Grantor, to **Robert Perrault, a single man**, whose post office address is 147 Crepe Myrtle Court, Palm Coast, FL 32164, hereinafter called the Grantee:

*(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)*

**WITNESSETH:** 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 13, Grand Landings Phase 2C, according to the plat thereof recorded in Plat Book 38, Pages 45 through 50, 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.

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:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Carlos Desiderio Carreiro

(Seal)

Nancy Carreiro

(Seal)

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence on this 30 day of August 2021, by Carlos Desiderio Carreiro and Nancy Carreiro, who have produced licenses as identification.

Notary Public

My Commission Expires:

