

Prepared by and return to:
Title Chain, Inc.
Joanne Villano
One Armand Beach Drive, Suite 1
Palm Coast, Florida 32137

File Number: 2406
Folio Number: 11-12-31-0925-000E0-1010

General Warranty Deed

Made this October 4, 2017 A.D. By **Marion G. Campbell by Lisa P. Smith, her attorney in fact**, whose address is: 2585 Harmon Park Court, Duluth, Georgia 30097, hereinafter called the grantor, to **Liam Mackin and Mary Mackin, husband and wife**, whose post office address is: 205 Ocean Palm Drive, Flagler Beach, Florida 32136, 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:

Unit E-101, BRIDGEWATER AT FLAGLER BEACH CONDOMINIUM, a condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, recorded in Official Records Book 978, Page 774, amended in Official Records Book 1136, Page 1519 to add foresaid Condominium Unit to the Declaration and all amendments thereto, Public Records of Flagler County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel ID Number: 11-12-31-0925-000E0-1010

THE PROPERTY CONVEYED HEREIN IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO GRANTOR'S RESIDENCE.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 and subsequent years; and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

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:

Joanne Villano
Witness #1
Witness Printed Name JOANNE VILLANO

Marion G. Campbell by Lisa P. Smith her attorney in fact (Seal)
Marion G. Campbell by Lisa P. Smith, her attorney in fact
Address: 2585 Harmon Park Court, Duluth, Georgia 30097

Carol Monachese
Witness #2
Witness Printed Name CAROL MONACHESE

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 4th day of October, 2017, by **Marion G. Campbell by Lisa P. Smith, her attorney in fact**

X personally known to me
OR
_____ produced _____ as identification

Joanne Villano
Notary Public
Print Name: _____
My Commission Expires: _____

