

Prepared By: Vicky Capp
Flagler Palm Coast Title Services, Inc.

* 1 Farraday Lane, Suite 2A Palm Coast, FL 32137
incidental to the issuance of a title insurance policy.
File No.: 0936*9702011
Parcel ID # 19-12-32-0150-00020-0100
Grantee(s) SS [REDACTED]

Inst No: 97008179 Date: 05/08/1997
Doc Stamp-Deed : 1071.00
SYD CROSBY, FLAGLER County
By: *[Signature]* D.C. Time: 14:47:3

WARRANTY DEED
(INDIVIDUAL)

OFF REC 0582 PAGE 0616

This WARRANTY DEED, dated May 7th, 1997

by
LEON DEMUYNCK and PAULETTE DEMUYNCK, his wife

whose post office address is
2264 South Central Avenue, Flagler Beach, FL 32136
hereinafter called the GRANTOR, to
CYNTHIA A. D'ANGIOLINI

whose post office address is
2538 S. Oceanshore Boulevard, Flagler Beach, FL 32136
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 \$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:

Lot 10, Block 2, Atlanta Beach Subdivision, according to the plat thereof as recorded in Plat Book 3, Pages 24 & 24A, of the Public Records of Flagler County, Florida.

TOGETHER WITH PARCEL 2 DESCRIBED ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 1997 and subsequent years; and to 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 except as above noted, 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, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

[Signature]
LEON DEMUYNCK

Signature: *[Signature]*
Print Name: VICTORIA CAPP

[Signature]
PAULETTE DEMUYNCK

Signature: *[Signature]*
Print Name: Christine Micieli

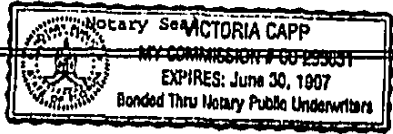
State of Florida
County of Flagler

I am a notary public of the state of Florida, and my commission expires: 6-30-97

THE FOREGOING INSTRUMENT was acknowledged before me on May 7th, 1997 by
LEON DEMUYNCK and PAULETTE DEMUYNCK, his wife

who is personally known to me or who has produced driver's licenses as identification and who did not take an oath.
(type of identification) (did/did not)

Signature: *[Signature]*
Print Name: Notary Public



SCHEDULE A

Parcel 2: That portion of land lying East of the Easterly right-of-way line of SR A-1-A and between the North and South lines of said Lot 10, Block 2, ATLANTA BEACH SUBDIVISION, extended East and being more particularly described as follows: Begin at the intersection of the Easterly right-of-way line of SR A-1-A and the North line of said Lot 10 extended East; run thence Southerly along the Easterly right-of-way line of SR A-1-A to its intersection with the South line of said Lot 10 extended East; run thence East along said Easterly extension of the said South lot line of Lot 10 to the Atlantic Ocean; run thence Northerly along the Westerly mean high water mark of the Atlantic Ocean to its intersection with the North line of said Lot 10 extended East; run thence Westerly along the said Easterly extension of the North line of said Lot 10 to the POINT OF BEGINNING.

FCC RD