

This instrument prepared by and to be returned to:
Judson D. King, Attorney – Title Not Examined
41 Winding Creek Way
Ormond Beach, FL 32174
Title Not Examined

PARCEL I.D. # 35-13-29-0000-01030-0010

WARRANTY DEED

THIS INDENTURE is made by WILLIAM W. HIGGINBOTHAM and ELIZABETH K. HIGGINBOTHAM, husband and wife, whose address is 10001 C.R. 304, Bunnell, Florida 32110 ("Grantors") to KATHLEEN A. CLEGG, whose address is 10001 C.R. 304, Bunnell, Florida 32110 ("Grantee").

WITNESSETH, that Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained and sold to the Grantee, the following described parcel of land, in Flagler County, Florida, to-wit:

Being a part of O.R. Book 17, Page 542 of the Public Records of Flagler County, Florida, being a portion of Section 35, Township 13 South, Range 29 East; Flagler County, Florida. Being more particularly described as follows:

Commencing at the Northwest corner of Section 35, Township 13 South, Range 29 East, Flagler County, Florida, Thence run N 87° 59' 01" E, along the North line of said Section 35, a distance of 1980.00 feet to the Point of Beginning; Thence continue N 87° 59' 01" E, along said North line of said Section 35, a distance of 825.00 feet to a point, said point being the Northeast corner of lands described in said O.R. Book 17, Page 542; Thence S 02° 36' 39" E, along Easterly line of said O.R. Book 17, Page 542; a distance of 237.44 feet; Thence S 86° 42' 49" W, a distance of 349.48 feet; Thence S 79° 31' 51" W, a distance of 479.83 feet to a point on the Westerly line of said O.R. Book 17, Page 542; Thence N 02° 38' 36" W, along said Westerly line of said O.R. Book 17, Page 542, a distance of 315.73 feet to the Point of Beginning. Said parcel containing 5.0 Acres, more or less.

TOGETHER WITH a 35 foot Easement for Ingress, Egress and Public Utilities; Being more particularly described as follows:

The East 35 feet of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section

26, Township 13 South, Range 29 East, Flagler County, Florida, LESS AND EXCEPT the right of way of State Road No. 304, containing 2.08 Acres, more or less.

SUBJECT TO a 35 foot Ingress, Egress and Public Utility Easement; more particularly described as follows:

Commencing at the Northwest corner of Section 35, Township 13 South, Range 29 East; Flagler County, Florida; Run thence N 87° 59' 01" E, along the North line of said Section 35, a distance of 1972.11 feet to the Point of Beginning; Thence continue N 87° 59' 01" E, along North line of said Section 35, a distance of 35.00 feet; Thence S 34° E, a distance of 91.86 feet; Thence S 54° E, a distance of 309.76 feet; Thence S 79° 31' 51" W, a distance of 45.36 feet; Thence N 54° W, a distance of 274.95 feet; Thence N 34° W, a distance of 125.00 feet to the Point of Beginning.

"THE PARCEL OF LAND DESCRIBED IN THIS DEED IS NOT A PART OF A PLATTED SUBDIVISION REVIEWED AND APPROVED BY FLAGLER COUNTY. NO GOVERNMENTAL AGENCY, INCLUDING FLAGLER COUNTY, SHALL EVER BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP OR IMPROVEMENT OF ANY PRIVATE DRIVES, ROADS, STREETS, EASEMENTS OR RIGHTS-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED. DUE TO THE RURAL LOCATION OF THIS PARCEL AND DEPENDING ON THE STATE OF MAINTENANCE OF ACCESSWAYS, EMERGENCY RESPONSE TIMES MAY BE ADVERSELY AFFECTED. FIRE HYDRANTS ARE NOT AVAILABLE FOR FIRE SUPPRESSION. AGRICULTURAL USES ON ADJOINING PARCELS MAY GENERATE NOISE AND ODORS CHARACTERISTIC OF A RURAL SETTING. THIS PROPERTY MAY NOT BE A PART OF ANY MOSQUITO CONTROL DISTRICT AND THEREFORE MAY NOT BE SUBJECT TO MOSQUITO CONTROL BY ANY SUCH DISTRICT. THIS PROPERTY IS NOT A PART OF A DEVELOPMENT WITH AN APPROVED STORMWATER MANAGEMENT SYSTEM. THIS PARCEL MAY BE SUBJECT TO FLOODING FROM TIME TO TIME AND NEITHER THE COUNTY OR ANY OTHER PUBLIC AGENCY IS RESPONSIBLE FOR PROVIDING STORMWATER MANAGEMENT OR FLOOD CONTROL."

SUBJECT TO taxes for the year 2008 and subsequent years.

SUBJECT TO restrictions, reservations and other easements, of record, if any.


TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

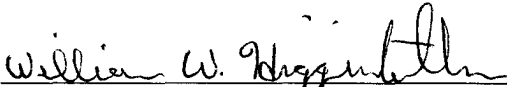
TO HAVE AND TO HOLD the same to the Grantee, her heirs and assigns, in fee simple forever.


AND Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; subject to the items set forth hereinabove.

IN WITNESS WHEREOF, Grantors have hereunto set their hands on this
26th day of June, 2008.


Signed, sealed, and delivered in our presence:

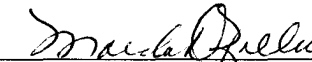

Claudia Ramirez
(1st witness's name printed)


WILLIAM W. HIGGINBOTHAM


Marsha D. Zeller
(2nd witness's name printed)

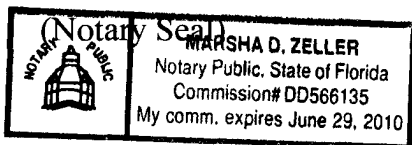

ELIZABETH K. HIGGINBOTHAM


Claudia Ramirez
(1st witness's name printed)


Marsha D. Zeller
(2nd witness's name printed)

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me on 26th day of June 2008,
2008, by WILLIAM W. HIGGINBOTHAM and ELIZABETH K. HIGGINBOTHAM, who
are personally known to me.




Notary Public, State of Florida