

WARRANTY DEED

PREPARED BY AND RETURN TO:

David S. Eldredge, Esquire
21 Old Kings Road North - Suite B-110
Palm Coast, FL 32137

Property Appraisers Parcel ID #07-11-31-7100-00480-0101

Grantee(s) S.S.# Prepared without the benefit of a title search

THIS WARRANTY DEED, Made this 15 day of December, 2010 by PHYLLIS RICHARDSON, Individually and as Trustee of the Phyllis Richardson Declaration of Trust dated September 17, 2001, Grantor(s), to PHYLLIS RICHARDSON, a life estate, without any liability for waste, with full power and authority in the Grantee, or the surviving Grantee to sell, convey, grant, lease and/or mortgage the premises in fee simple, with or without consideration, and without joinder by any other person. Upon the death of the life tenant, PHYLLIS RICHARDSON, title vests in her son and his wife, CRAIG RICHARDSON and LINNEA RICHARDSON, husband and wife. The Grantees address is 619 East Street, Wrentham, Massachusetts 02093

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, State of Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO

SUBJECT TO all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except covenants, restrictions and easements of record, and taxes accruing subsequent to December 31, 2009.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/ their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Melissa E. Gill
Print name: Melissa E. Gill
Witness as to Grantor

Daniel J. Sullivan
Print name: Daniel J. Sullivan
Witness as to Grantor

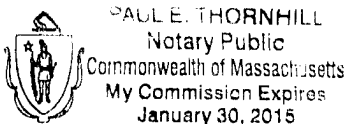
Phyllis Richardson (SEAL)
PHYLLIS RICHARDSON, Individually
and as Trustee of the Phyllis Richardson
Declaration of Trust date September 17,
2001

STATE OF MASSACHUSETTS
COUNTY OF Norfolk

I hereby certify that on this 15 day of December, 2010, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **PHYLLIS RICHARDSON, Individually and as Trustee of the**, known to me to be the person(s) described in and who executed the foregoing instrument, who is personally known to me or who has produced a driver's license as identification and who has acknowledged before me that he/she/they executed the same, and an oath was not taken.

Witness my hand and official seal in the County and
State last aforesaid this 15 day of December,
2010

Notary Public-State of Massachusetts



SCHEDULE "A"

UNIT 101/48, OF THE WOODHAVEN CONDOMINIUM AT PALM COAST, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 177, PAGES 248 THROUGH 340, INCLUSIVE AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

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