

Prepared By and Return To:

Avis Title Insurance, Inc.

15 Cypress Branch Way, Suite 203

Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

File Number: 10-0717

Parcel ID: 071131-7034-01160-0170

11206, 425 00

**WARRANTY DEED
(CORPORATION)**

This WARRANTY DEED dated January 17, 2011, by

**SEAGATE HOMES, LLC, A DELAWARE LIMITED
LIABILITY COMPANY**

whose post office address is:

185 CYPRESS POINT PKWY STE 7, PALM COAST, FL 32164

hereinafter called the GRANTOR, to

**CARL S. BETHEA AND JUDITH R. QUINN-BETHEA,
HUSBAND AND WIFE**

whose post office address is:

20 RUSSKIN LANE, PALM COAST, FL 32164.

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 17, of Block 116, of PALM COAST, MAP OF EASTHAMPTON, SECTION 34, according to the plat thereof, as recorded in Map Book 11, Page 41, of the Public Records of Flagler County, Florida.

11 Edge Lane, Palm Coast, FL 32164

Grantor warrants this IS NOT HOMESTEAD Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2011 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 *TWO DIFFERENT* WITNESSES:

#1 Witness

Signature: Angela M. Bull

Print Name: Angela M. Bull

SEAGATE HOMES, LLC. AS SUCCESSOR
BY MERGER OF SEAGATE HOMES, INC.

By its Manager SEAGATE MANAGEMENT, LLC

#2 Witness

Signature: Stephen Polito

Print Name: Stephen Polito

By: Robert Gazzoli

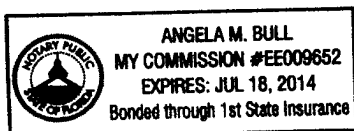
Robert Gazzoli, Manager of
SEAGATE MANAGEMENT, LLC

State of: FLORIDA

County of: FLAGLER

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 17th day of January, 2011 by: SEAGATE HOMES, LLC. AS SUCCESSOR BY MERGER OF SEAGATE HOMES, INC. BY ITS MANAGER SEAGATE MANAGEMENT, LLC BY: ROBERT GAZZOLI, MANAGER OF SEAGATE MANAGEMENT, LLC who is personally known to me or who has produced a DRIVER'S LICENSE as identification and who did take an oath.

(Notary Seal)



NOTARY PUBLIC Signature: Angela M. Bull

My Commission # EE 009652

Expires: 7-18-14

Print Name: Angela M. Bull