

**PREPARED BY AND RETURN TO:**  
**MICHAEL D. CHIUMENTO, ESQUIRE**  
**CHIUMENTO GUNTARP & SELIS, P.L.**  
**145 CITY PLACE, SUITE 301**  
**PALM COAST, FL 32164**  
**(386) 445-8900**

NOTE TO RECORDING OFFICER: THIS CONVEYANCE INVOLVES ONLY NOMINAL CONSIDERATION AND ONLY THE MINIMUM DOCUMENTARY STAMP TAX IS PAYABLE WITH RESPECT HERETO.  
F.A.C. 12B-4.013(29)(a)

## **WARRANTY DEED**

**PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION**

THIS INDENTURE made this 21 day of April, 2011, by **JAMES D. WACHENDORFER a/k/a J. DANIEL WACHENDORFER and TERESA B. WACHENDORFER**, Co-Trustees of THE TERESA WACHENDORFER REVOCABLE TRUST DATED NOVEMBER 28, 2005, hereinafter called the **GRANTORS**, to **JAMES D. WACHENDORFER and TERESA B. WACHENDORFER, CO-TRUSTEES OF THE JAMES D. WACHENDORFER and TERESA B. WACHENDORFER REVOCABLE TRUST DATED April 21, 2011**, whose post office address is **16 Northshore Drive, Palm Coast, FL 32137**, hereinafter called the **GRANTEE**:

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **FLAGLER COUNTY**, Florida, to-wit:

**DESCRIPTION: Lot 85, of Northshore Plat Four, according to the plat thereof, as recorded in Plat Book 31, Pages 90-92, of the public records of Flagler County, Florida.**

**Parcel Identification Number: 04-11-31-3604-00000-0850**

**GRANTORS** retain a life estate in and to said property.

**UPON** the death or incapacity of both Grantors, the Successor Trustee of the above trust agreement shall be **CHARLES L. WACHENDORFER and WILLIAM L. BROWN**.

**ALL** Trustees shall have the power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the above-described real property.

**THE** written acceptance by the Successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of Trustees death, incapacity or resignation shall be deemed conclusive proof that the successor trustee provisions of the aforesaid trust have been complied with. Evidence of incapacity shall consist of a licensed physician's statement establishing that trustee is incapable of performing the duties of trustee of the aforesaid trust. Evidence of Trustee's resignation shall consist of a resignation, duly executed and acknowledged. The successor trustee shall have the same powers granted to the original trustee, as set forth above.

THIS conveyance is made in conformance and compliance with the provisions of FLORIDA STATUTE 689.071.


**TOGETHER** with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

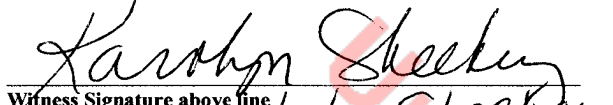
**TO HAVE AND TO HOLD**, the same in fee simple forever.

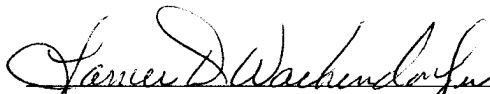
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, **2010**.

**IN WITNESS WHEREOF**, the Grantor has signed seal these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
Witness Signature above line  
Print Witness Name here: Robin Mancuso

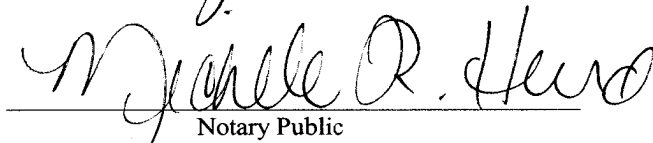
  
Witness Signature above line  
Print Witness Name here: Karolyn Sheeky

  
JAMES D. WACHENDORFER, GRANTOR  
Address: 16 Northshore Drive, Palm Coast, FL 32137

  
TERESA B. WACHENDORFER, Grantor  
Address: 16 Northshore Drive, Palm Coast, FL 32137

STATE OF FLORIDA  
COUNTY OF FLAGLER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **JAMES D. WACHENDORFER, and TERESA B. WACHENDORFER, Co-Trustees of The Teresa Wachendorfer Revocable Trust dated November 28, 2005, the Grantors**, who are personally known to me, or who produced a driver's license as identification and who did not take an oath, on April 21, 2011.

  
Notary Public

