

Return to: Cathy H Pulliam
Name: SOUTHERN TITLE HOLDING COMPANY, LLC
Address: 2335 BEVILLE ROAD
DAYTONA BEACH, Florida 32119

This Instrument Prepared:
Cathy H Pulliam
SOUTHERN TITLE HOLDING COMPANY, LLC
2335 BEVILLE ROAD
DAYTONA BEACH, Florida 32119

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 07-11-31-7027-00240-0030

File No:DB1115584

WARRANTY DEED

This Warranty Deed Made the 15th day of November, 2011, by EDWARD GRIFFITH AND GERTRUDE GRIFFITH, HUSBAND AND WIFE INDIVIDUALLY AND AS TRUSTEES OF THE TRUST AGREEMENT DATED JANUARY 31, 1996 , hereinafter called the grantor, whose post office address is: 76 WOODLAWN DR., PALM COAST, FLORIDA 32164

to **EDWARD GRIFFITH AND GERTRUDE GRIFFITH, HUSBAND AND WIFE**, whose post office address is: **76 WOODLAWN DR., PALM COAST, Florida 32164**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 ---Dollars 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 3, BLOCK 24, WYNNFIELD, SECTION 27, OF PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 9, PAGE(S) 36 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

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

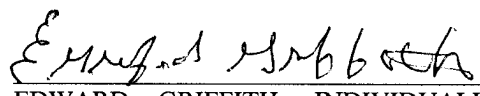
To Have and to Hold, the same in fee simple forever.

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; 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 12/31/2011, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)


In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: 
Printed Name: PATTERSON


EDWARD GRIFFITH, INDIVIDUALLY AND AS TRUSTEE OF THE TRUST AGREEMENT DATED JANUARY 31, 1996

Witness Signature: 
Printed Name: Tami Luxton


GERTRUDE GRIFFITH, INDIVIDUALLY AND AS TRUSTEE OF THE TRUST AGREEMENT DATED JANUARY 31, 1996

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 15th day of November, 2011, by **EDWARD GRIFFITH AND GERTRUDE GRIFFITH HUSBAND AND WIFE INDIVIDUALLY AND AS TRUSTEES OF THE TRUST AGREEMENT DATED JANUARY 31, 1996**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires





Notary Public
Serial Number