

This instrument prepared by:

Name:

ALL AMERICAN TITLE OF FLAGLER  
COUNTY, INC.

Address: 21-B Utility Drive  
Palm Coast, FL 32137

Return to: ALL AMERICAN TITLE  
FILE NO. AA-12-2538

Address: 21-B Utility Drive  
Palm Coast, FL 32137

Property Appraisers Parcel Identification Number(s):

07-11-31-7009-00330-0050

Grantee(s) S.S #'s:

FFENIMORE SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 10th day of October, 2012, by STEVEN C. THOMAS, and BRUCE L. GARRISON each individually and as Trustee's of THE 133 LANE TRUST, dated August 2, 2012 and HILL FAMILY REALTY, LLC, a Florida Limited Liability Company, TAMCO CORP OF VOLUSIA COUNTY, a Florida Corporation, SMT PROPERTIES GROUP, LLC, a Florida Limited Liability Company and BKG PROPERTIES, LLC, a Florida Limited Liability Company, as beneficiaries of THE 133 FENIMORE LANE TRUST, dated August 2, 201 whose street address is 119 LAKE WINNEMISSET DRIVE, DELAND, FL. 32124 hereinafter called the grantor, to JOHN VIDAL and MARIE VIDAL, husband and wife, whose street 21 JANICE DRIVE WANTAGE, NJ 07461-3409 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the 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 \$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, is:

LOT 5, BLOCK 33, OF PALM COAST, MAP OF FLORIDA PARK, SECTION 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 6, PAGES 36-42, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

The Beneficiaries of the aforesaid Trust are joining in the conveyance for the purpose of conveying any interest in the subject property and evidencing their consent to the conveyance.

**\*\* GRANTOR WARRANTS THIS IS NON-HOMESTEAD PROPERTY.**

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

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

**And** the grantor hereby covenants with the 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 taxes accruing subsequent to December 31<sup>ST</sup> 2011 FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan M. Jones  
Signature-Witness#1

Susan M. Jones  
Printed Signature

Stacy L. Jones  
Signature-Witness#2

Stacy L. Jones  
Printed Signature

J. Kirschbaum  
Signature-Witness#3

J. KIRSCHBAUM  
Printed Signature

John S. Kirschbaum  
Signature

John S. Kirschbaum  
Printed Signature

THE 133 LANE TRUST, DATED AUGUST 2, 2012

BY: Steven C. Thomas  
STEVEN C. THOMAS, TRUSTEE, AND INDIVIDUALLY

BY: Bruce L. Garrison  
BRUCE L. GARRISON, TRUSTEE AND INDIVIDUALLY

HILL FAMILY REALTY, LLC,

by: David P. Hill  
DAVID P. HILL, MANAGING MEMBER AND BENEFICIARY

TAMCO CORP OF VOLUSIA COUNTY

BY: Todd Comeens  
TODD COMEENS, PRESIDENT AND BENEFICIARY

SMT PROPERTIES GROUP, LLC

BY: Steven C. Thomas  
STEVEN C. THOMAS, MANAGING MEMBER AND BENEFICIARY

BKG PROPERTIES, LLC

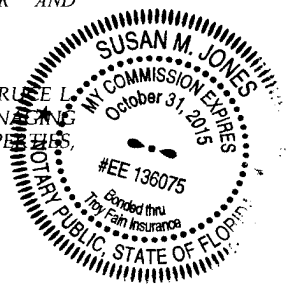
BY: Bruce L. Garrison  
BRUCE L. GARRISON, MANAGING MEMBER AND BENEFICIARY

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 10th day of October, 2012 by STEVEN C. THOMAS AND BRUCE L. GARRISON, EACH INDIVIDUALLY AND AS TRUSTEE OF THE 133 LANE TRUST and STEVEN C. THOMAS, MANAGING MEMBER OF SMT PROPERTIES GROUP, LLC AND BRUCE L. GARRISON, MANAGING MEMBER OF BKG PROPERTIES, LLC who is personally known to me or who produced DRIVERS LICENSE as identification and who did/did not take an oath.

Susan M. Jones  
Notary Public

[seal]



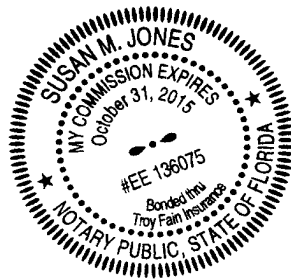
NOTARY ACKNOWLEDGEMENT FOR WARRANTY DEED  
FOR  
HILL FAMILY REALTY, LLC

STATE OF FL  
COUNTY OF Flagler

The foregoing instrument was acknowledged before me <sup>10<sup>th</sup></sup> day of October, 2012, by  
DAVID P. HILL, MANAGING MEMBER OF, HILL FAMILY REALTY,  
LLC on behalf of the corporation and as beneficiary of THE 133 LANE TRUST, dated  
August 2, 2012. He is personally known to me or who produced a DRIVERS LICENSE  
as identification and who did not take and oath.

Susan M. Jones  
Notary Public  
My Commission Expires

(SEAL)



NOTARY ACKNOWLEDGEMENT FOR WARRANTY DEED  
FOR  
TAMCO CORP OF VOLUSIA COUNTY

STATE OF *FL*  
COUNTY OF *Flagler*

The foregoing instrument was acknowledged before me *10<sup>th</sup>* day of October, 2012, by TODD COMEENS, President of TAMCO CORP. OF VOLUSIA COUNTY on behalf of the corporation and as beneficiary of THE 133 LANE TRUST, dated August 2, 2012. He is personally known to me or who produced a DRIVERS LICENSE as identification and who did not take and oath.

*Susan M. Jones*  
\_\_\_\_\_  
Notary Public  
My Commission Expires

(SEAL)

