

This instrument prepared by:
Name: Isadora M. Akialis
Flagler County Abstract Company
300 N 2nd Street
Flagler Beach, Florida 32136
FILE NO. C20555
Property Appraisers Parcel Identification Number(s):
18-12-32-2750-00010-0190

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 19 day of July, 2013 by

Harry D. Dean and Victoria L. Dean

whose street address is 14 Ocean Crest Drive, Ormond Beach, Florida 32176

hereinafter called the grantor*, to

Felisberto Portal

whose street address is 21 PRINCESS KIM LANE, Palm Coast, Florida 32164

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 of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

Lot 19, Block 1, Fuquay Subdivision, a subdivision according to the plat or map thereof described in Plat Book 1, Page 26, of the Public Records of Flagler County, Florida.

GRANTOR WARRANTS THAT THIS IS NOT 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 31ST, 2010. **FURTHER SUBJECT TO** Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions 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:

Brandi Hyder
Witness 1 Signature
Brandi Hyder
Printed or Typed Name
Jessica D. Westbrook
Witness 2 Signature
Jessica D. Westbrook
Printed or Typed Name

Harry D. Dean
Harry D. Dean

See Attached Page for Signature and Acknowledgment
Victoria L. Dean

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 19 day of July, 2013, by **Harry D. Dean** who is personally known to me or who produced FL license as identification and who did/did not take an oath.

Brandi Hyder
Notary Public
My Commission Expires:

[sent]



VD 7/24/2013

Signed and Sealed in the presence of:

2 DIFFERENT WITNESSES

Debra D Allen
Witness 1 Signature

Victoria L Dean
Victoria L. Dean

Debra D Allen
Printed or Typed Name

Rachel C L
Witness 2 Signature

RACHEL C. LINDON
Printed or Typed Name

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me this 16th day of July, 2013, by
Victoria L. Dean, who is personally known to me or has produced
Michigan Driver License as identification and who did/did not take an
oath.

Debra D Allen
Notary Public
Print Notary Name:
Serial Number:
My Commission Expires:

(seal)

SEAL AND EXPIRATION DATE

DEBRA D. ALLEN
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 4, 2015
ACTING IN COUNTY OF Wayne

Unofficial Copy