

Prepared by and return to:

Marian M. Bechtel

Paralegal

Shayna M. Bechtel, P.L.

3731 NE Pineapple Avenue Suite A

Jensen Beach, FL 34957

772-225-5830

File Number: 20130038

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of July, 2013 between Jack Adams, a married person, joined by his spouse Megan Adams whose post office address is 37 Smith Trail, Palm Coast, FL 32164, grantor, and Patricia Lynn Fleenor and Timothy Harold Fleenor, wife and husband whose post office address is 40 Ryan Drive, Palm Coast, FL 32164, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida to-wit:

Lot 12, Block 49, Plat of Palm Coast, Map of Seminole Woods, Section 59, as recorded in Plat Book 19, Pages 41 through 50 and Plat Book 20, Pages 1 through 8, inclusive, Public Records of Flagler County, Florida.

Parcel Identification Number: 0711317059004900120

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

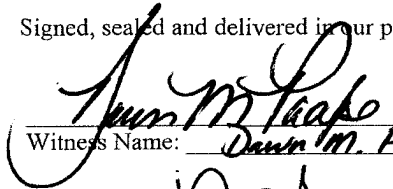
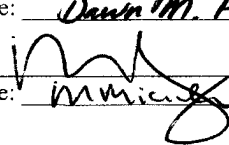
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

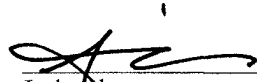
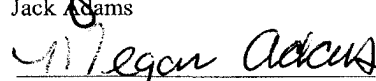
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that 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 December 31, 2012.

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:

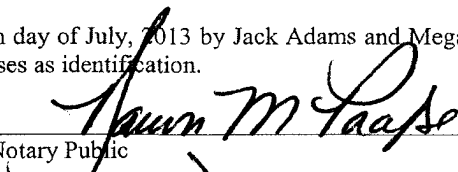

Witness Name: Dawn M. Paape

Witness Name: m. m. m.

 (Seal)
Jack Adams
 (Seal)
Megan Adams

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 19th day of July, 2013 by Jack Adams and Megan Adams, who
☐ are personally known or ☒ has produced their driver's licenses as identification.

[Notary Seal]


Notary Public
Printed Name: Dawn M. Paape
My Commission Expires: 3/15/14

