

Prepared by:
Lisa A. Mitchell
Mitchell Land & Title, Inc.
298 US Highway 90 East
DeFuniak Springs, Florida 32433
File Number: 14-4468

\$1,900.00

General Warranty Deed

Made this October 22, 2014 A.D. By **Flagler Roppe, Inc., a Florida Corporation**, whose post office address is: 13089 40th Ln N., Royal Palm Beach, Florida 33411, hereinafter called the grantor, to **John Casey, an unmarried man**, whose post office address is: 1215 Summer Street, Mount Pleasant, North Carolina 28124, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, Florida, viz:

See Attached Exhibit "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **21-10-28-2775-00040-0085**

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.

Subject to all easements, restrictions and reservations if any

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, 2014.

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

Signed, sealed and delivered in our presence:

Witness Signature

Witness Printed Name

Witness Signature

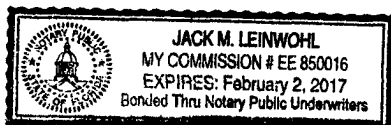
Witness Printed Name

Ronald Roppoccio, President
Flagler Roppe, Inc., a Florida Corporation

State of Florida

County of Flagler

The foregoing instrument was acknowledged before me this 22 day of October, 2014, by Ronald Roppoccio, President, Flagler Roppe, Inc., a Florida Corporation, who is/are personally known to me or who has produced picture identification.



Notary Public

Print

Name:

My Commission

Expires:

(Seal)

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Exhibit "A"

Tract 85 of Unit IV, of the Unrecorded Plat of Flagler Estates, being more particularly described as follows:

That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; thence run South 0°10'00" East, along the East line of said Section 24, 2738.93 feet to the East 1/4 corner of said Section 24; thence run South 0°04'00" East, along the East line of said Section 24, 714.74 feet; thence run due West, 704.07 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue due West 330.00 feet; thence run due South, 165.00 feet; thence run due East, 330.00 feet; thence run due North 165.00 feet to the Point of Beginning.

Less the East 30 feet for road, utility and drainage purposes and also being subject to the North 20 feet for utility and drainage purposes.

And less and except any portion of land conveyed to Sixteen Mill Creek Water Control District for the property underlying the easements described in Quit Claim Deed recorded in Official Records Book 64, Page 62, of the Public Records of Flagler County, Florida.