

Prepared by and return to:
James P. McCune, Esq.
James Patrick McCune, P.A.
38 Grant Street
Saint Augustine, FL 32084
904-808-0426
File Number: 14-00809

Consideration: \$220,000.00

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Warranty Deed

This Warranty Deed made this 10th day of November, 2014 between Ronald A. Dore whose post office address is 282 Ole Road, St. Augustine, Florida 32080, grantor, and BCC Properties, LLC, a Florida limited liability company whose post office address is P.O. Box 418 Flagler Beach, Florida 32136, 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:

Lots 9 and 10, Block 18, Moody Subdivision, according to the plat thereof as recorded in Plat Book 1, Page 24, Public Records of Flagler County, Florida.

Parcel Identification Number: 12-12-31-4500-00180-0090

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 282 Ole Road, St. Augustine, FL 32080.

Subject to an existing lease by and between, Ronald A. Dore, Lessor, and Fisher Design Company, LLC D/B/A Beach House Beanery, Lessee, dated June 21st, 2012.

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, 2013**.

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: James P. McCune

Witness Name: Kelly W. Williams

Ronald A. Dore
Barbara Jones, as attorney in fact for
Ronald A. Dore

State of Florida
County of Saint Johns

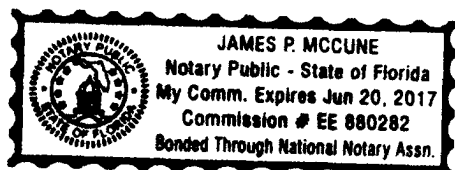
The foregoing instrument was subscribed, sworn to and acknowledged before me this 10th day of November, 2014 by Barbara Jones, as attorney in fact for Ronald A. Dore, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



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