

This instrument prepared by:

Name: Dawn O'Day-Sica  
Flagler County Abstract Company  
10 Cypress Point Parkway Suite 102  
Palm Coast, Florida 32164  
FILE NO. C21167

Property Appraisers Parcel Identification Number(s):  
07-11-31-7027-00390-0170

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 17 day of August, 2015 by

**John Alberse, an unmarried man**

whose street address is **4 Woodford Lane, Palm Coast, Florida 32164**

hereinafter called the grantor\*, to

**Ronald W. Turner and Beryl E. Turner, husband and wife**

whose street address is **13100 Hunters Valley St., San Antonio, Texas 78230**

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 17, Block 39, of Palm Coast, Map of Wynnfield, Section 27, a subdivision according to the plat or map thereof described in Map Book 9, page 45, of the Public Records of Flagler County, Florida.**

**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>, 2014. **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:

Witness 1 Signature

Printed or Typed Name

Witness 2 Signature

Printed or Typed Name

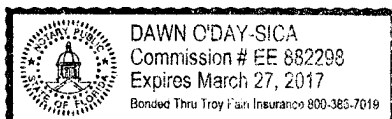
STATE OF FLORIDA  
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 17 day of August, 2015, by **John Alberse, an unmarried man**, who is personally known to me or who produced \_\_\_\_\_ as identification and who did/did not take an oath.

Notary Public

My Commission Expires:

[seal]



V D8/14/15