

THIS DOCUMENT IS BEING PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:
Krista Waldron Ray, Esquire (KDB)
Fisher, Tousey, Leas, & Ball, P.A.
818 North A1A, Suite 104
Ponte Vedra Beach, Florida 32082

SPECIAL WARRANTY DEED

THIS INDENTURE, made this th12 day of February, 2016, between JOHN WALKER CHAFFIN, conveying his non homestead property, and PATRICK LESLIE CHAFFIN, conveying his non homestead property, whose respective addresses are 1114 Spring Road NW, Washington, DC 20010 and 149 Valley Vista Drive, Woodstock, Virginia 22664, parties of the first part, and TAMMY HOCKING, whose address is 1481 Highway 341 South, Barnesville, Georgia 30204, party of the second part.

WITNESSETH:

That the said parties of the first part, in consideration of love and affection, have granted, bargained, and conveyed to the said party of the second part, her heirs, successors and assigns forever, all of their undivided interest in the following described lands, situate, lying and being in Flagler County, Florida, to wit:

Lot 1, Block 7, PALM COAST MAP OF WYNNFIELD, SECTION 19, according to the plat thereof, as recorded in Map Book 7, Page 25 thru 30, of the Public Records of Flagler County, Florida.

Real Estate Assessment No.: 07-11-31-7019-00070-0010

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2015; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the said parties of the first part, but not otherwise.

NOTE TO CLERK: THIS DEED IS EXEMPT FROM DOCUMENTENTARY STAMP TAX UNDER FAC RULE 12B-4.014(2) AS A GIFT OF UNENCUMBERED REAL ESTATE.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed and Sealed in Our

Presence:

Sign:

Print Name: Clara B. Woodburn

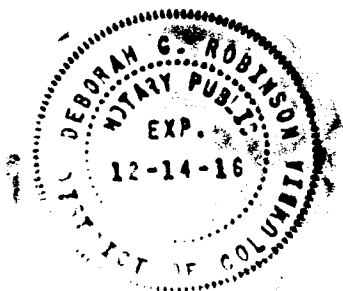
Sign:

Print Name: Deborah G. Robinson

John Walker Chaffin
JOHN WALKER CHAFFIN

STATE OF District of Columbia
COUNTY OF _____

The foregoing instrument was acknowledged before me this 11 day of February, 2016, by JOHN WALKER CHAFFIN, who is personally known to me or who has produced a current driver's license as identification.



Deborah G. Robinson
Name: Deborah G. Robinson
NOTARY PUBLIC, State of District of Columbia
Commission Number: _____

DEBORAH G. ROBINSON
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires December 14, 2016

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO FOLLOW]

District of Columbia: SS

Subscribed and sworn to before me, in my presence,
this 11 day of February, 2016

Deborah G. Robinson
Deborah G. Robinson, Notary Public, D.C.

My commission expires December 14, 2016.

Sign: [Signature]
 Print Name: Koran Jewell

[Signature]
 PATRICK LESLIE CHAFFIN

Sign: [Signature]
 Print Name: Carin A. Herrera

STATE OF Virginia
 COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 12th day of February, 2016, by PATRICK LESLIE CHAFFIN, who is personally known to me or who has produced a current driver's license as identification.



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[Signature]
 Name: Carin A. Herrera
 NOTARY PUBLIC, State of Virginia
 Commission Number: 7602751