

WARRANTY DEED

PREPARED AND RETURN TO:

David S. Eldredge, Esquire
21 Old Kings Road North – Suite B-110
Palm Coast, FL 32137

Property Appraisers Parcel ID #20-10-31-0300-00020-0150

Prepared without the benefit of a title search

THIS WARRANTY DEED, Made this 20th day of December, 2016, by **RUDEANA KIRK and DENNIS KIRK**, w/h, hereinafter called the Grantors, to **DENNIS KIRK and RUDEANA KIRK**, as Trustees of the **DENNIS KIRK and RUDEANA KIRK REVOCABLE LIVING TRUST** dated December 20, 2016. Grantees address is 16 Armand Beach Drive, Palm Coast, Florida 32137.
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, That the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Flagler County, State of Florida to wit:

SEE SCHEDULE "A" ATTACHED HERETO.

SUBJECT TO all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

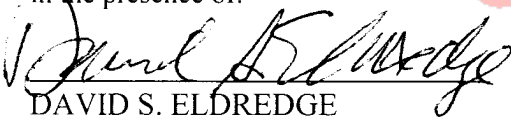
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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, 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 covenants, restrictions and easement of record, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


DAVID S. ELDREDGE

Witness as to Both Grantors


TERESA RADCLIFF MARTENS

Witness as to Both Grantors

 (SEAL)
RUDEANA KIRK

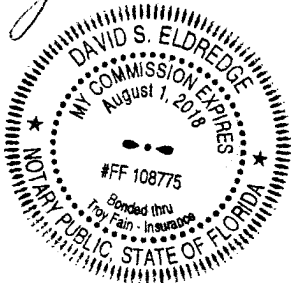
 (SEAL)
DENNIS KIRK

STATE OF FLORIDA
COUNTY OF FLAGLER

The Foregoing Instrument Was Acknowledged before me on this 20th day of December, 2016, by **RUDEANA KIRK and DENNIS KIRK**, who are personally known to me or who have produced a valid driver's license as identification.

Witness my hand and official seal in the
County and State last aforesaid this 20th day
of December, 2016.


Notary Public-State of Florida



SCHEDULE "A"

Parcel #15: Being a portion of Lot 2, ARMAND BEACH EAST SUBDIVISION, as recorded in Plat Book 8, Page 21, Public Records of Flagler County, Florida, described as follows:

Commence at the Northwest corner of said Lot 2, as a point of reference:

Thence North 67° 35' 35" East, 669.02 feet as a point of beginning;

Thence continue North 67° 35' 35" East, 75 feet;

Thence South 22° 24' 25" East 100.07 feet;

Thence South 67° 35' 35" West, 75 feet;

Thence North 22° 24' 25" West, 100.07 feet to the Point of beginning.

THE TRUSTEES OR SUCCESSOR TRUSTEES SHALL HAVE THE POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER, OR TO OTHERWISE MANAGE AND DISPOSE OF THE ABOVE-DESCRIBED REAL PROPERTY.

RESERVING UNTO THE GRANTOR A LIFE ESTATE IN THE PROPERTY WITH FULL AND COMPLETE RIGHTS TO USE AND OCCUPY SAID PROPERTY AS THEIR HOMESTEAD.

THE WRITTEN ACCEPTANCE BY SUCCESSOR TRUSTEE RECORDED AMONG THE PUBLIC RECORDS IN THE COUNTY WHERE THE REAL PROPERTY DESCRIBED ABOVE IS LOCATED, TOGETHER WITH EVIDENCE OF "TRUSTEES" DEATH, DISABILITY OR RESIGNATION SHALL BE DEEMED CONCLUSIVE PROOF THAT THE SUCCESSOR TRUSTEE PROVISIONS OF THE AFORESAID TRUST HAVE BEEN COMPLIED WITH. EVIDENCE OF "TRUSTEES" DEATH SHALL CONSIST OF CERTIFIED COPY OF "TRUSTEES" DEATH CERTIFICATE. EVIDENCE OF DISABILITY SHALL CONSIST OF A LICENSED PHYSICIAN'S AFFIDAVIT ESTABLISHING THAT "TRUSTEE" IS INCAPABLE OF PERFORMING THE DUTIES OF TRUSTEE OF THE AFORESAID TRUST. EVIDENCE OF "TRUSTEES" RESIGNATION SHALL CONSIST OF A RESIGNATION, DULY EXECUTED AND ACKNOWLEDGED. THE SUCCESSOR TRUSTEE SHALL HAVE THE SAME POWERS GRANTED TO THE ORIGINAL TRUSTEE, AS SET FORTH ABOVE.