

Prepared by and return to:
Amy Marie Vo, Esq.

St. Johns Law Group
104 Sea Grove Main Street
Saint Augustine, FL 32080
904-495-0400
File Number: 17-0120
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th** day of **February, 2017** between **Bige A. Engle and Julia I. Engle, husband and wife** whose post office address is **13459 Dachshund Run, Culpeper, VA 22701**, grantor, and **David Wendel and Caren S. Wendel a/k/a Caren C. Wendel, husband and wife** whose post office address is **7769 Burnt Oak Trail, Jacksonville, FL 32256**, 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:

Lot 17, Block D, Beach Haven Unit 1, according to the map or plat thereof, as recorded in Map Book 35, Page 73 through 75, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 37-10-31-0365-00000-0170

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, 2016**.

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: Amy Marie Vo

Witness Name: DAV S. BAI

Bige A. Engle (Seal)

Julia L. Engle (Seal)

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this 15th day of February, 2017 by Bige A. Engle and Julia L. Engle, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____