

Prepared by, Record & Return to:
Anna M. Welch, an employee of:
Jacksonville Title and Trust, LLC
8785 Perimeter Park Boulevard, Suite 200
Jacksonville, Florida 32216
File Number: 19-012
\$141,000.00

General Warranty Deed

Made this February 13, 2019 A.D. By **David A. Wendel and Caren S. Wendel, also known as Caren C. Wendel, husband and wife**, whose address is: 7769 Burnt Oak Trail, Jacksonville, Florida 32256, hereinafter called the grantor, to **Robert Lichens and Gail Acebes, husband and wife**, whose post office address is: 15 Turtle Beach Drive, Palm Coast, Florida 32137, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

Lot 17, Block D, Beach Haven Unit One, 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 ID Number: **37-10-31-0365-00D0-0170**

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, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jade White
 Witness Printed Name Jade White

Sharon L. Adkins
 Witness Printed Name Sharon L. Adkins

David A. Wendel (Seal)
David A. Wendel
 Address: 7769 Burnt Oak Trail, Jacksonville, Florida 32256

Caren S. Wendel (Seal)
Caren S. Wendel
 Address: 7769 Burnt Oak Trail, Jacksonville, Florida 32256

State of Florida
 County of Duval

The foregoing instrument was acknowledged before me this 13th day of February, 2019, by David A. Wendel and Caren S. Wendel, husband and wife, who is/are personally known to me or who has produced driver's license as identification.

Sharon L. Adkins
 Notary Public
 Print Name: _____
 My Commission Expires: _____

