

**Prepared by and Return To:**

Amber Loftin  
Professional Title Agency, a division of LandCastle  
Title Group, LLC  
747 S. Ridgewood Ave, #204  
Daytona Beach, FL 32114

**Order No.:** DB911902030

APN/Parcel ID(s): 21-13-30-5710-00000-0200

**WARRANTY DEED**

THIS WARRANTY DEED dated March 11, 2019 by

**R. Lawrence Vandenberg**, hereinafter called the grantor, to

**Cornealis N. Donahue and Mellisa A. Donahue**, husband and wife, whose post office address is  
31 Egan Drive, Palm Coast, FL 32137, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Flagler, State of Florida, to wit:

Lot 20, Sweetwater Unit 1, according to the map or plat thereof, as recorded in Map Book 36, Page 71 through 76, inclusive, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantors spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantors residence is at the street or post office designated below.

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

**WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth below.

Signed, Sealed and Delivered in the presence of:

Mike Singletary  
Witness Signature

Mike Singletary  
Print Name

Tina Toulouse  
Witness Signature

**TINA TOULOUSE**

Print Name

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me this 11th day of March, 2019 by R. Lawrence Vandenberg to me known to be the person described in \_\_\_\_\_ or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 11th day of March, 2019.

Amber Loffin

Amber Loffin  
NOTARY PUBLIC

My Commission Expires: June 25, 2019

