

This instrument prepared by
Law Offices of James P. Covey, P.A.
2207 S. Kanner Highway
Stuart, FL 34994
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Property Appraiser's Parcel Identification
No. 1113290000010600000

WARRANTY DEED

THIS WARRANTY DEED made the 23 day of August, 2019, ROSELLEN ROBERTS, the survivor of her husband, OSCAR ROBERTS, (deceased), (hereinafter referred to as the "Grantor"), whose Post Office Address is RR 1, 7201 Country Road 305, Bunnell, FL 32110, to the ROSELLEN C. ROBERTS REVOCABLE TRUST dated June 26, 2019 having ROSELLEN C. ROBERTS and SARA VIRGINIA BREWER, as Co-Trustees, whose Post Office address is RR 1, 7201 County Road 305, Bunnell, FL 32110, (hereinafter referred to as the "Grantee"), with full power and authority granted by this deed to the Grantee, to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the above real estate property, or any part of it as set forth in Section 689.071 of the Florida Statutes.

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 situated in Flagler County, Florida, and more particularly described as follows:

0020.00 ACRES W1/2 OF NE 1/4 OF NW 1/4 OR 547 PG 1624
OR 564 PG 450 OR 588/405-DC OR 2139/980-DC-OSCAR

This conveyance is subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All of the covenants, conditions, restrictions and easements of record, if any, which may now affect the afore-described property;
3. Applicable zoning regulations and ordinances;
4. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding.

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. The terms "Grantor" and "Grantee" are used for singular or plural, as context requires.

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

IN WITNESS WHEREOF, the Grantor aforesaid have set their hands and seals this 23 day of August, 2019.

Signed, sealed and witnessed
in our presence:

[Signature]
Witness (Print Name: Joseph Arsenault)

[Signature]
ROSELLEN C. ROBERTS, Grantor

[Signature]
Witness (Print Name: BRUCE HURTER)

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 23 day of August, 2019, by ROSELLEN C. ROBERTS, who is (☒) personally known to me or (☐) who have produced _____ as identification and who (☐) did or (☐) did not take an oath.

[Signature]
NOTARY PUBLIC, State of Florida
Pamela M. Swanson

My Commission Expires: April 5, 2021
My Commission Number: GA090946



PAMELA M SWANSON
MY COMMISSION # GG 090946
EXPIRES: April 5, 2021
Bonded Thru Budget Notary Services