

This instrument prepared by:
Name: Dawn O'Day-Sica
Flagler County Abstract Company
10 Cypress Point Parkway Suite 102
Palm Coast, Florida 32164
FILE NO. S4515
Property Appraisers Parcel Identification Number(s):
07-11-31-7035-00160-0170

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 26 day of March, 2020 by

Bobbie Lee Thompson and Valarie A.G. Bradley, both single people, as joint tenants with rights of survivorship

whose street address is **62 Burning Bush Drive, Palm Coast, Florida 32137**

hereinafter called the grantor*, to

Rolando Cruz and Hilda T. Cruz, husband and wife

whose street address is **62 Burning Bush Drive, Palm Coast, Florida 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 considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

Lot 17, Block 16, of Palm Coast, Map of Belle Terre, Section 35, a subdivision according to the plat or map thereof described in Map Book 11, page 6, of the Public Records of Flagler County, Florida. TOGETHER WITH: a Parcel of land lying in Reserved Parcel "C-1" of the Subdivision Map of Belle Terre, Section 35, Palm Coast, recorded in Map Book 11, pages 2 through 26, Public Records of Flagler County, Florida, being more particularly described as follows: Beginning at the most Southerly Corner of said Reserved Parcel "C-1"; thence around the Arc of a Curve Concave Northwesterly along the Southeasterly property line of Lot 17, Block 16, Section 35, Belle Terre, a distance of 56.25 feet, having a Central Angle of 14 degrees 19 minutes 27 seconds, a Radius of 225.00 feet, a Chord Bearing of North 45 degrees 58 minutes 05 seconds East, and a Chord Distance of 56.10 feet to the Northeasterly property line of said Lot 17; thence leaving said Curve South 51 degrees 11 minutes 39 seconds East a distance of 7.22 feet; thence South 53 degrees 07 minutes 48 seconds West a distance of 57.45 feet to Close.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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 taxes accruing subsequent to December 31ST, 2019. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Witness 1 Signature

Printed or Typed Name

Witness 2 Signature

Printed or Typed Name

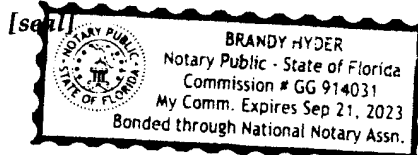
Bobbie Lee Thompson
Bobbie Lee Thompson

SIGNATURE ON ATTACHED PAGE
Valarie A.G. Bradley

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of March, 2020, by Bobbie Lee Thompson, who is personally known to me or who produced license as identification and who did/did not take an oath.

Notary Public
My Commission Expires:



CONTINUATION OF WARRANTY DEED

Signed, sealed and delivered in the presence of:

[Signature]

Witness 1 Signature

Cheryl L. Dreezer

Printed or Typed Name

[Signature]

Witness 2 Signature

Benjamin Dreezer

Printed or Typed Name

Valarie A.G. Bradley

Valarie A.G. Bradley

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of March, 2020, by Valarie A.G. Bradley, who is personally known to me or who produced FL Drivers License as identification and who did/did not take an oath.

[Signature]

Notary Public

My Commission Expires:

Cheryl L. Dreezer

[seal]

