

Prepared by and return to:
TITLE CHAIN, INC.
Joanne Villano
One Armand Beach Drive, Suite 1A
Palm Coast, Florida 32137

File Number: 3098
Folio Number: 04-11-31-3604-00000-0610

General Warranty Deed

Made this February 17, 2021 A.D. By **Patrick McCaffery, Mark Sheppard, and Glenn Haslam**, whose address is: 1303 Glenville Rd., Havre de Grace, Maryland 21078, hereinafter collectively called the grantor, to **William P. Amerson and Linda E. Amerson, Trustees of the Amerson Family Trust**, whose post office address is: 144 San Carlos Cove, Hot Springs, Arkansas 71913, 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 61, NORTSHORE PLAT FOUR, according to the Plat thereof, recorded in Map Book 31, Pages 90 through 92 inclusive, Public Records of Flagler County, Florida.

Parcel ID Number: 04-11-31-3604-00000-0610

THE PROPERTY CONVEYED HEREIN IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO GRANTORS' RESIDENCES.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

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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:

Peter Dretton
 Witness #1 as to Patrick McCaffery
 Witness Printed Name PETER DRETTON

Lynne S. Shettle
 Witness #2 as to Patrick McCaffery
 Witness Printed Name LYNNE S. SHETTLE

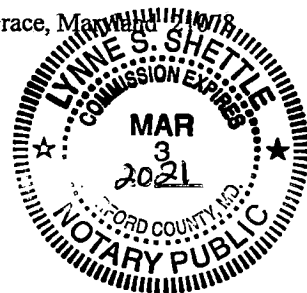
STATE OF MARYLAND
 COUNTY OF HARFORD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of February, 2021, by Patrick McCaffery

X personally known to me
 OR

produced _____ as identification.

Patrick McCaffery (Seal)
 Patrick McCaffery
 Address: 1303 Glenville Rd., Havre de Grace, Maryland 21078



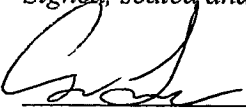
Lynne S. Shettle
 Notary Public
 Print Name: LYNNE S. SHETTLE
 My Commission Expires: 3/3/2021

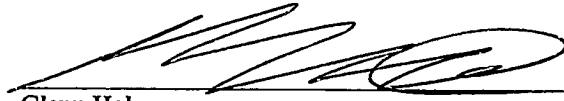
ication. Kynne S. Shettle
Notary Public
Print Name: KYNNE S. SHETTLE
My Commission Expires: 3/3/2021

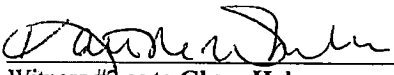
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Signed, sealed and delivered in our presence:


 Witness #1 as to **Glenn Halsam**
 Witness Printed Name Cody Larkin

 (Seal)
Glenn Halsam
 Address: 1303 Glenville Rd., Havre de Grace, Maryland 21078

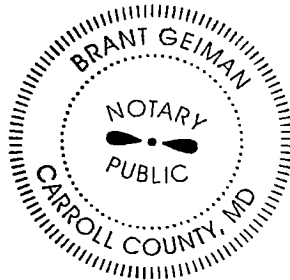

 Witness #2 as to **Glenn Halsam**
 Witness Printed Name Katrina Worrer


STATE OF MARYLAND
 COUNTY OF CARROLL

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 16th day of February, 2021, by **Glenn Halsam**

☒ personally known to me
 OR
 produced _____ as identification.

STATE OF MD
 COUNTY OF CARROLL




 Notary Public
 Print Name: BRANT L. GEIMAN

My Commission Expires: 7/9/23