

**Prepared By and Return To:**

Coast Title Insurance Agency, Inc.  
Attn: Amanda Hawkins  
15 Cypress Branch Way, Suite 203  
Palm Coast, FL 32164

Order No.: 24-0206

Property Appraiser's Parcel I.D. (folio) Number:  
20-10-31-0301-00000-0060

**WARRANTY DEED**

THIS WARRANTY DEED dated July 12, 2024, by H. Barry Spraggins, individually and as Trustee of the Spraggins Family Trust Dated December 16, 2003, joined by his spouse, Melissa Jean Spraggins, whose post office address is 51 Apian Way, Ormond Beach, Florida 32174 (the "Grantor"), to John R. Gidman and Beth K. Gidman, husband and wife, whose post office address is 11 Ocean Dune Circle, Palm Coast, Florida, 32137 (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 Three Million Three Hundred Thirty-Five Thousand And No/100 Dollars (\$3,335,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

Lot 6 and Lot 7, ARMAND BEACH ESTATES SUBDIVISION, according to the plat thereof, as recorded in Map Book 29, Page 17, of the Public Records of Flagler County, Florida.

Grantor warrants this is homestead property.

Subject to easements, restrictions, reservations and limitations of record, 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; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Becky Perry  
Witness Signature

Becky Perry  
Printed Name of First Witness

15 Cypress Branch Way, Suite 203, Palm  
Coast, FL 32164  
Address of First Witness

Sandra M. McDermott  
Witness Signature

Sandra M. McDermott  
Printed Name of Second Witness

15 Cypress Branch Way, Suite 203, Palm  
Coast, FL 32164  
Address of Second Witness

H. Barry Spraggins

H. Barry Spraggins, Individually and as Trustee  
of the Spraggins Family Trust Dated December 16,  
2003.

Melissa Jean Spraggins

Melissa Jean Spraggins

**Grantor Address:**

51 Apian Way  
Ormond Beach, FL 32174

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was executed and acknowledged before me this 9th day of July 2024, by means of      Physical Presence or      Online Notarization, by H. Barry Spraggins, Individually and as Trustee of the Spraggins Family Trust Dated December 16, 2003, joined by his spouse, Melissa Jean Spraggins, who are personally known to me or who have provided drivers licenses as identification.

SEAL

Sandra M. McDermott  
Notary Public

Sandra M. McDermott  
Notary Public State of Florida  
My Comm. Exp. July 24, 2026  
Comm. No. HH 291608