

Consideration: \$18,900.00

This instrument Prepared and Recorded By:  
Maria Ruiz, Deeds Clerk  
National Recreational Properties of Palm Coast, Inc  
1 Mauchly  
Irvine, CA 92618

After recording return to:  
NRP of Palm Coast, Inc  
Attn: Deeds Dept  
1 Mauchly  
Irvine, CA 92618

RECORD: 550695

WARRANTY DEED

THIS INDENTURE made on December 5, 2008 between **National Recreational Properties of Palm Coast, Inc., a California corporation** organized and existing under the laws of the state of Florida, having its principal place of business at 1 Mauchly, Irvine, CA 92618 (hereinafter called the "Grantor"\*), and **Sandra I. Ruiz, a single woman**, whose address is 147-51 Charter Rd 23-D, New York, NY 11435 (hereinafter called the "Grantee"\*).

WITNESSETH: that Grantor, for and in consideration of the sum of Eighteen Thousand Nine Hundred and 00/100 (\$18,900.00) dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in **Flagler County, Florida**, to wit:

LOT 12 BLOCK 033 PALM COAST MAP OF SEMINOLE PARK SECTION 60 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 48, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PIN: 071131-7060-00330-0120

This conveyance is made subject to all valid restrictive covenants, easements, and rights of way, if any, of record, or which may be apparent from an inspection of the premises.

The Grantor expressly reserves all minerals, including oil, coal, gas, metals, mineable rock products, sand, gravel, peat, and any and all other mineral rights, whether or not appearing in the public record in, on and under the above described land to the extent provided by applicable state law.

This is not the homestead property of the Grantor.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year above written.

Signed, sealed and delivered in

our presence as witnesses:

Witness: [Signature]  
Maria Ruiz

Witness: [Signature]  
Richard Lara

**National Recreational Properties of Palm Coast Inc., a California corporation**

BY: [Signature]  
Jennyfer Newton  
Director of Operations

STATE OF California  
COUNTY OF Orange

On 12/9/08 before me, Gregory Hopkins, Notary Public, personally appeared Jennyfer Newton [X]personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies) and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL  
[Signature]  
Notary Public

