

Prepared by  
Linda Raulerson, an employee of  
First American Title Insurance Company d/b/a Volusia Title Services  
109 West Rich Avenue  
Deland, Florida 32720  
(386)738-0041

Return to: Grantee

File No.: 2162-2170740

## **WARRANTY DEED**

This indenture made on **July 24, 2009** A.D., by

**Alan M. Fitzwater and Alma M. Waltz Fitzwater, husband and wife**

whose address is: **7009 North Oceanshore Blvd., Palm Coast, FL 32137-0000**  
hereinafter called the "grantor", to

**George R. Harper, III**

whose address is: **P.O. Box 355, Pierson, FL 32180**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

That portion of the Northerly 60 feet of the Southerly 180 feet of Government Lot 1, Section 23, Township 11 South, Range 31 East, Flagler County, Florida, (as measured along the Easterly right of way of State Road A-1-A and parallel to the Southerly line of said Government Lot 1) lying between said State Road A-1-A and the Atlantic Ocean. Together with any littoral rights thereunto appertaining.

Parcel Identification Number: **23-11-31-5775-00000-0030**

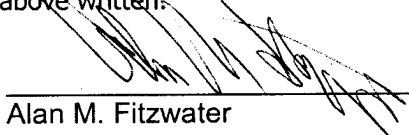
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

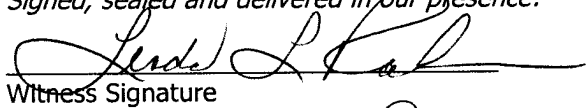
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2008.

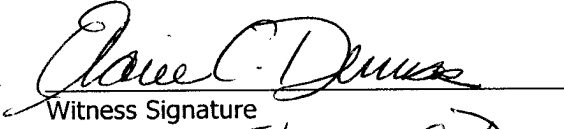
**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
\_\_\_\_\_  
Alan M. Fitzwater

  
\_\_\_\_\_  
Alma M. Waltz Fitzwater

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
Witness Signature

Print Name: LINDA L. RAULERSON

Print Name: Elaine C. Dumas

State of **FL**

County of **Volusia**

**The Foregoing Instrument Was Acknowledged** before me on **July 24, 2009**, by **Alan M. Fitzwater and Alma M. Waltz Fitzwater** who is/are personally known to me or who has/have produced a valid driver's license as identification and who did take an oath. This document has been notarized pursuant to Florida Statutes, Chapter 668.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_

