

This Instrument Prepared
by: John F. Sproull
Attorney at Law
314 St. Johns Avenue
Palatka, FL 32177

WARRANTY DEED

Property Appraisers Parcel
Identification Number:
04-13-29-00040-0020

THIS WARRANTY DEED made the 1st day of December, A.D. 2010 by JAMES A. METHVIN and WANDA METHVIN, Husband and Wife, hereinafter called the grantor to DANIEL METHVIN and SAMUEL METHVIN, whose mailing address is: 1115 County Road 110, Bunnell, FL 32110, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of Love and Affection 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, State of Florida, viz:

Tract Two (2), Block Four (4), Section Four (4) in Township Thirteen (13), Range Twenty-nine (29), contained in the St. Johns Development Company Subdivision, in Flagler County, Florida, according to plat recorded in Plat Book 1, Page 7, Public Records of Flagler County, Florida.

RESERVING UNTO the Grantors, a life estate in and to the above described real property.

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, 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 31, 2010.

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:

John F Spraul
Witness
JOHN F SPRaul
Printed Name

Vickie F Moody
Witness
Vickie F Moody
Printed Name
Witnesses as to both Grantors

James A Methvin
JAMES A. METHVIN
1115 County Road 110
Bunnell, FL 32110

Wanda Methvin
WANDA METHVIN
1115 County Road 110
Bunnell, FL 32110

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JAMES A. METHVIN and WANDA METHVIN, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me he/she/they executed the same, that I relied upon the following form__ of identification of the above-named person: Personally known and that an oath (was)(was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of December, A. D., 2010.

Vickie F Moody
Notary Signature
Vickie F Moody
Printed Notary Signature
My Commission Expires

