

DOCUMENT PREPARATION ONLY - NO TITLE EXAMINATION

WARRANTY DEED

THIS WARRANTY DEED made the 8<sup>th</sup> day of December, 2011, by DAVID ROOT and DEBRA ROOT, husband and wife, hereinafter called the grantors, to ANOTHER CHANCE ANIMAL RESCUE d/b/a SECOND CHANCE RESCUE, and whose mailing address is 110 Bimini Lane, Bunnell, FL 32110, hereinafter called the grantees; (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 \$10.00 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 situate in Flagler County, Florida, viz:

**Lot 3, Bimini Gardens Subdivision, according to the plat or map thereof described in Plat Book 10, Page 16, of the Public Records of Flagler County, Florida.**

**(RP TAG R047218 & R047219) (RP TAG 12286943/12286950)**

**PARCEL I.D. # 09-12-29-0450-00000-0030**

**GRANTORS WARRANT THIS IS NOT THEIR HOMESTEAD PROPERTY.**

**SUBJECT TO AND CONDITIONS UPON AN ASSUMPTION OF MORTGAGE HELD BY JOHN C. WILLS IN THE FACE AMOUNT OF \$88,000.00, RECORDED IN O/R BOOK 1438, PAGE 1463, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

SUBJECT TO restrictions, covenants, easements, dedications, reservations, resolutions, conditions and declaration of record, if any.

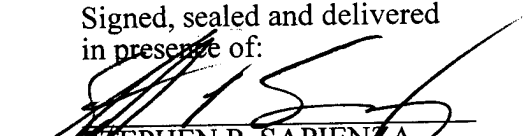
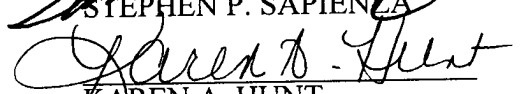
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

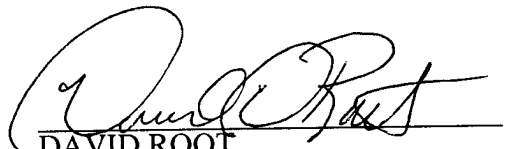
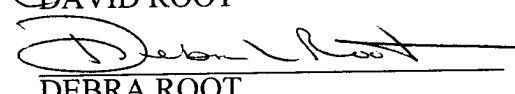
TO HAVE AND TO HOLD, the same in fee simple forever.

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 December 31, 2011.

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

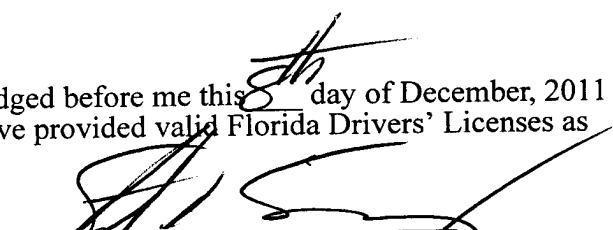
Signed, sealed and delivered in presence of:

  
STEPHEN P. SAPIENZA  
  
KAREN A. HUNT

  
DAVID ROOT  
  
DEBRA ROOT

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2011 by DAVID ROOT and DEBRA ROOT, who have provided valid Florida Drivers' Licenses as identification and who did take an oath.

  
NOTARY PUBLIC

Prepared by:  
STEPHEN P. SAPIENZA, ESQ.  
P. O. Box 635, Bunnell, FL 32110

