

Prepared by and return to:
Rory B. Weiner, P.A.
671 West Lumsden Road
Brandon, Florida 33511

\$400.00

General Warranty Deed

Made this 13th day of March, 2012 A.D. By **Timothy H. Dunne**, hereinafter called the grantor, to **Jesse David Spradley**, whose post office address is: 448 Landtree Road, Mooresville, NC 28117, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

TRACT 125 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 88° 17' 32" WEST, ALONG THE NORTH LINE OF SAID SECTION 24, 1135.77 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE, 220.10 FEET; THENCE RUN DUE SOUTH, 278.24 FEET; THENCE RUN DUE EAST, 220.00 FEET; THENCE RUN DUE NORTH, 284.80 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40 FEET AND THE WEST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. LESS AND EXCEPT ANY PORTION OF LAND CONVEYED TO SIXTEEN MILL CREEK WATER CONTROL DISTRICT FOR THE PROPERTY UNDERLYING THE EASEMENTS DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 64, PAGE 62.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 21-10-28-2775-00040-0125


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

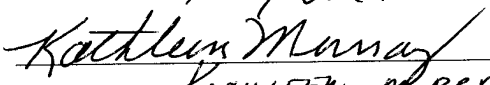
To Have and to Hold, the same in fee simple forever.

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.

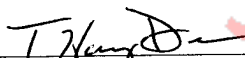
Signed, sealed and delivered in our presence:


Witness Printed Name Rory Weiner

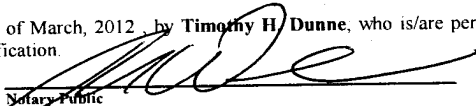

Witness Printed Name KATHLEEN MURRAY


State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 14 day of March, 2012, by Timothy H. Dunne, who is/are personally known to me or who has produced


Timothy H. Dunne (Seal)
Address: 501 Knights Run Ave #1111
Tampa FL 33602

Address: _____ (Seal)


Notary Public
Print Name: _____
My Commission Expires: _____


RORY WEINER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE132436
Expires 11/6/2015