

THIS INSTRUMENT PREPARED BY AND RETURN TO:

PROFESSIONAL CLOSING, INC.
25 OLD KINGS ROAD NORTH, STE 5A
PALM COAST, FL 32137
Our File No.: **FL211230**

Property Appraisers Parcel Identification (Folio) Number: **05-11-31-4075-00090-0120 & 05-11-31-4076-00000-051A**
The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$190,000.00**. Florida Documentary Stamps in the amount of **\$1,330.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 25th day of April, 2012 by **James A. Jones and Theresa E. Jones, Husband and Wife**, whose post office address is **12 Marina Point Place, Palm Coast, FL 32137** herein called the Grantors, to **Joyce S. Crowe, Unmarried**, as to **65% of subject property being conveyed** and **ROBERT J. BITOWFT, SR, Unmarried**, as to **35% of subject property being conveyed**, as **Tenants in Common**, whose post office address is **111 Keystone Court, Athens, GA 30605**, hereinafter called the Grantee's:

(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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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.:

THAT CERTAIN CONDOMINIUM PARCEL KNOWN AS UNIT NO. 12, PHASE IX, OF MARINA COVE AT PALM COAST CONDOMINIUM, AS RECORDED IN MAP BOOK 28, PAGES 33 THROUGH 35, AND REVISED EXHIBIT A, RECORDED IN MAP BOOK 29, PAGES 25-27, TOGETHER WITH THE UNDIVIDED INTEREST IN THE LAND, COMMON ELEMENTS AND COMMON EXPENSES APPURTENANT TO SAID UNIT, ALL IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 551 THROUGH 609, AND AMENDED IN OFFICIAL RECORDS BOOK 388, PAGES 660, THROUGH 662, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL NUMBER: 05-11-31-4075-00090-0120

ALSO: THAT CERTAIN CONDOMINIUM PARCEL KNOWN AS UNIT NO. 51A, OF THE LANDINGS AT MARINA COVE, A MARINA CONDOMINIUM, AS RECORDED IN MAP BOOK 28, PAGES 36 AND 37, TOGETHER WITH THE UNDIVIDED INTEREST IN THE LAND COMMON ELEMENTS AND COMMON EXPENSES APPURTENANT TO SAID UNIT, ALL IN ACCORDANCE WITH THE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM OF THE LANDINGS AT MARINA COVE, A MARINA CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 610 THROUGH 659, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL NUMBER: 05-11-31-4076-00000-051A

SUBJECT PROPERTY IS HOMESTEAD PROPERTY OF GRANTOR AS TO PARCEL 05-11-31-4075-00090-0120.

AS PARCEL NUMBER 05-11-31-4076-00000-051A IS A BOAT SLIP.

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

JEFFREY C. NIDAY
Witness #1 Printed Name

[Signature]
Witness #2 Signature

KAREN CARNEVALE
Witness #2 Printed Name

[Signature]
James A. Jones

[Signature]
Theresa E. Jones

STATE OF FLORIDA
COUNTY OF FLAGLER

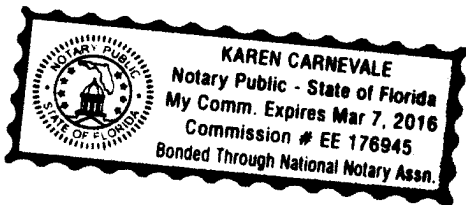
The foregoing instrument was acknowledged before me this 25th day of April, 2012, by James A. Jones and Theresa E. Jones, Husband and Wife, who are personally known to me or have produced A DRIVERS LICENSE as identification and did did not take an oath.

SEAL

[Signature]
Notary Public

KAREN CARNEVALE
Printed Notary Name

My Commission Expires: 3-7-2016



Unofficial Copy

3/10/12

LETTER AGREEMENT BETWEEN JOYCE CROWE (JC) & ROBERT BITOWFT(RB) WITH RESPECT to the PROPERTY JOINTLY OWNED by JC and RB LOCATED at "12 MARINA POINT PLACE, PALM COAST, FL 32137

1. The purchase costs associated with the property at 12 Marina Point Place (above) to be divided with JC contributing 65% and RB contributing 35%.
2. Future capital improvement expenses to be divided with JC contributing ½ and RB contributing ½ providing both JC and RB are in agreement. Either JC or RB can individually make the improvement at their own expense if they so choose.
3. Upon the demise of either of the parties the surviving party has the right to occupy the property till their death. When the property is ultimately sold the heirs to divide the property 65% to JC heirs and 35% to RB heirs.
4. The co-owners agree not to sell his/her interest in the property unless the sale is mutually agreed too by both parties. Sale proceeds to be divided 65% to JC and 35% to RB.
5. All costs associated with owning and or living at 12 Marina Point Place including the dock slip will be shared equally between JC and RB.
6. With respect to the dock slip, if JC and RB are in agreement the slip can be used personally, rented or sold separately from the house at 12 Marina Point Place. Rental income received from the dock slip to be divided equally between the parties. Money from the sale of the slip to be divided JC 65% & RB 35%.
7. If JC and RB are in agreement 12 Marina Point Place can be rented either furnished or unfurnished in accordance with the condo documents. Any income received from rental of the property to be to divided equally between the parties.
8. The above terms are the only conditions agreed to by JC and RB at this time.

Joyce S. Crowe Date
Joyce S. Crowe 4-11-2012

Robert J. Bitowft Date
Robert J. Bitowft 4/11/12

Witness One Date
[Signature] 4/11/12

Witness Two Date
Anne Holmes 4/11/12

Notary: *Abram E. Rogers*
4/11/12

Notary:

