

WARRANTY DEED

Individ. to Individ.

Prepared by and Return to:

*Name: David S. Eldredge, Esquire
21 Old Kings Road North - Suite B-110
Palm Coast, FL 32137*

*Property Appraisers Parcel ID #07-11-31-7021-00180-0110
Grantee(s) S.S.# Prepared without the benefit of a title search*

THIS WARRANTY DEED, Made this 22nd day of January, 2013, by BARBARA R. WALSH, as Personal Representative of The Estate of JAMES MICHAEL HEINZE, hereinafter called the Grantor, to BARBARA R. WALSH, whose post office address is 6181 Drexel Avenue NW, Massillon, Ohio 44642, hereinafter called the Grantees.

WITNESSETH, That the Grantor, for and in consideration of the sum of \$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, State of Florida, viz:

SEE SCHEDULE "A" ATTACHED HERETO.

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, 2012.

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:**

David S. Eldredge
DAVID S. ELDREDGE
Witness as to Grantor

Barbara R. Walsh (SEAL)
**BARBARA R. WALSH, as Personal
Representative of the Estate of JAMES
MICHAEL HEINZE**

Teresa Radcliff
TERESA RADCLIFF
Witness as to Grantor

**STATE OF FLORIDA
COUNTY OF FLAGLER**

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared BARBARA R. WALSH, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person presented his/her drivers' licenses as identification.

**Witness my hand and official seal in the
County and State last aforesaid this 22nd
day of January, 2013.**

David S. Eldredge
Notary Public-State of Florida



12-2744

SCHEDULE "A"

***LOT 11, BLOCK 18, OF PALM COAST, MAP OF WYNNFIELD, IN SECTION 21,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 7 AT
PAGE 49 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA***

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