

**WARRANTY DEED**  
**PREPARED BY AND RETURN TO:**

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

Property Appraisers Parcel ID #07-11-31-7015-00020-0590  
Grantee(s) S.S.# Prepared without the benefit of a title search

THIS WARRANTY DEED, Made this 27th day of March, 2013 by **WILLIAM J. ROGAN**, a single man, Grantor, to **WILLIAM J. ROGAN**, a single man Grantee, a life estate, without any liability for waste, with full power and authority in the Grantee, to sell, convey, grant, lease and/or mortgage the premises in fee simple, with or without consideration, and without joinder by any other person. Upon the death of the life tenant, **WILLIAM J. ROGAN**, a single man title vests in **BRENDA DYE**. The Grantees address is 108 Cochise Court, Palm Coast, Florida 32137.

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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, to wit:

**Lot 59, Block 2, COUNTRY DLUB COVE - SECTION 15, Palm Coast, according to the plat thereof, as recorded in Plat Book 6, Pages 68 through 72, inclusive, of the Public Records of Flagler County, Florida.**

**SUBJECT TO** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, 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, 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 covenants, restrictions and easements of record, and taxes accruing subsequent to December 31, 2012.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

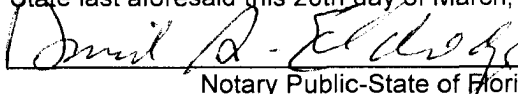
  
\_\_\_\_\_  
DAVID S. ELDREDGE  
Witness as to Grantor

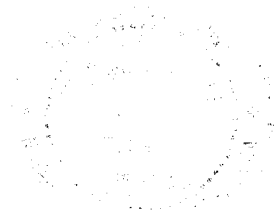
 (SEAL)  
\_\_\_\_\_  
WILLIAM J. ROGAN, a single man

  
\_\_\_\_\_  
TERESA RADCLIFF  
Witness as to Grantor

STATE OF FLORIDA  
COUNTY OF FLAGLER

I hereby certify that on this 20th day of March, 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **WILLIAM J. ROGAN, a single man**, known to me to be the person described in and who executed the foregoing instrument, who is personally known to me or who has produced a driver's license as identification and who has acknowledged before me that he executed the same, and an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 20th day of March, 2013  
  
\_\_\_\_\_  
Notary Public-State of Florida



3-2013