

Prepared by and return to:
Title Chain, Inc.
Joanne Villano
One Armand Beach Drive, Suite 2C
Palm Coast, Florida 32137
File Number: 1537
Folio Number: 37-10-31-3731-00020-2160

General Warranty Deed

Made this December 6, 2013 A.D. By **Brian Sheekey and Sally S. Sheekey, husband and wife, and David R. Nelson and Jill I. Freedman**, hereinafter collectively called the grantor, to **Stacie S. Ruth and Brian S. Ruth, wife and husband**, whose post office address is: 2751 Meeting Place, Orlando, FL 32814, 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:

Unit 216, SURF CLUB II CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 983, Pages 127 through 450, Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 37-10-31-3731-00020-2160

THE PROPERTY CONVEYED HEREIN IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO GRANTOR'S RESIDENCE(S).

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and all applicable zoning ordinances and/or restrictions and prohibitions 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Prepared by and return to:
Title Chain, Inc.
Joanne Villano
One Armand Beach Drive, Suite 2C
Palm Coast, Florida 32137
File Number: 1537
Folio Number: 37-10-31-3731-00020-2160

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 #1 as to Brian Sheekey and Sally S. Sheekey
Witness Printed Name _____

Brian Sheekey (Seal)
Address: 242 St. Andrews Drive, Napa, CA 94558

Witness #2 as to Brian Sheekey and Sally S. Sheekey
Witness Printed Name _____

Sally S. Sheekey (Seal)
Address: 242 St. Andrews Drive, Napa, CA 94558

Nicole H. Kim
Witness #1 as to David R. Nelson and Jill I. Freedman
Witness Printed Name Nicole H. Kim

David R. Nelson (Seal)
Address: 3925 SW 9th Terrace, Gainesville, FL 32608

DceAnn Gravensten
Witness #2 as to David R. Nelson and Jill I. Freedman
Witness Printed Name DceAnn Gravensten

Jill I. Freedman
Jill I. Freedman (Seal)
Address: 3925 SW 9th Terrace, Gainesville, FL 32608

STATE OF ~~CALIFORNIA~~
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of December, 2013, by Brian Sheekey and Sally S. Sheekey

_____ personally known to me
OR
_____ produced _____ as identification.

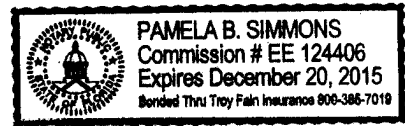
Notary Public
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 5 day of December, 2013, by David R. Nelson and Jill I. Freedman

personally known to me
OR
_____ produced _____ as identification.

Pamela B. Simmons
Notary Public
Print Name: _____
My Commission Expires: _____



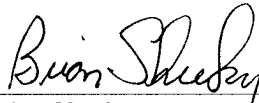
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

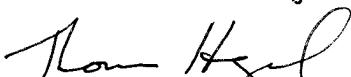
Signed, sealed and delivered in our presence:



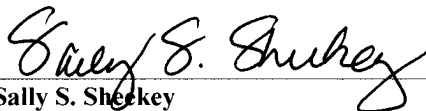
Witness #1 as to Brian Sheekey and Sally S. Sheekey
Witness Printed Name Shayne Convento



Brian Sheekey
Address: 242 St. Andrews Drive, Napa, CA 94558 (Seal)



Witness #2 as to Brian Sheekey and Sally S. Sheekey
Witness Printed Name Thomas Hanzel



Sally S. Sheekey
Address: 242 St. Andrews Drive, Napa, CA 94558 (Seal)

Witness #1 as to David R. Nelson and Jill I. Freedman
Witness Printed Name _____

David R. Nelson
Address: 3925 SW 9th Terrace, Gainesville, FL 32608 (Seal)

Witness #2 as to David R. Nelson and Jill I. Freedman
Witness Printed Name _____

Jill I. Freedman
Address: 3925 SW 9th Terrace, Gainesville, FL 32608 (Seal)

STATE OF CALIFORNIA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of December, 2013, by Brian Sheekey and Sally S. Sheekey

_____ personally known to me

OR

_____ produced _____ as identification.

see attached certificate

Notary Public
Print Name: _____

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of December, 2013, by David R. Nelson and Jill I. Freedman

_____ personally known to me

OR

_____ produced _____ as identification.

Notary Public
Print Name: _____

My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Solano

Subscribed and sworn to (or affirmed) before me

on this 4th day of December, 2013,
by _____
Date Month Year

(1) Brian Sheekey
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (✓) (.)

(and

(2) Sally S. Sheekey
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: General Warranty Deed

Document Date: December 6, 2013 Number of Pages: 2

Signer(s) Other Than Named Above: None

RIGHT THUMBPRINT OF SIGNER #1

Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2

Top of thumb here