

Prepared by and return to:

**Leora Usina**  
**Employee**  
**Deval, LLC**  
**31 Lupi Court Ste 120**  
**Palm Coast, FL 32137**  
**904-471-0161**  
File Number:  
Will Call No.:

THIS INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 24th day of May, 2013 between

**Palm Haven Townhouse Association, Inc., a Florida Corporation**  
whose post office address is **3630 S. Central Avenue, Flagler Beach, FL 32136**, grantor, and

**Beverly H. Patrick, as Trustee of the Beverly H. Patrick Declaration of Trust**  
whose post office address is **101 Longview Way North, Palm Coast, FL 32137**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida**, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

**Parcel Identification Number: 2912324981000200000 (Lot 4)**

**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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness Signature  
Laura M. Usina

Witness Printed Name

[Handwritten Signature]

Witness Signature  
Pamela G. Greene

Witness Printed Name

Palm Haven Townhouse Association, Inc.,  
a Florida Corporation

By: [Handwritten Signature]  
Carmen DeCrosta, President

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2013, by Carmen DeCrosta, as President of Palm Haven Townhouse Association, Inc., a Florida Corporation, the person described in and who executed the foregoing instrument on behalf of the corporation as the Grantor, who is personally known to me or whom produced a valid driver's license as identification.

[Handwritten Signature]

NOTARY PUBLIC

[Handwritten Signature]  
Printed Name of Notary Public

My Commission Number/Expires:

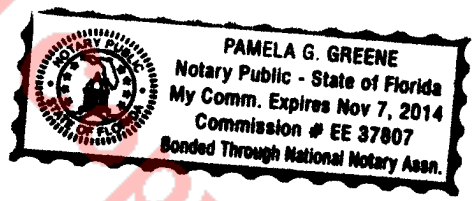
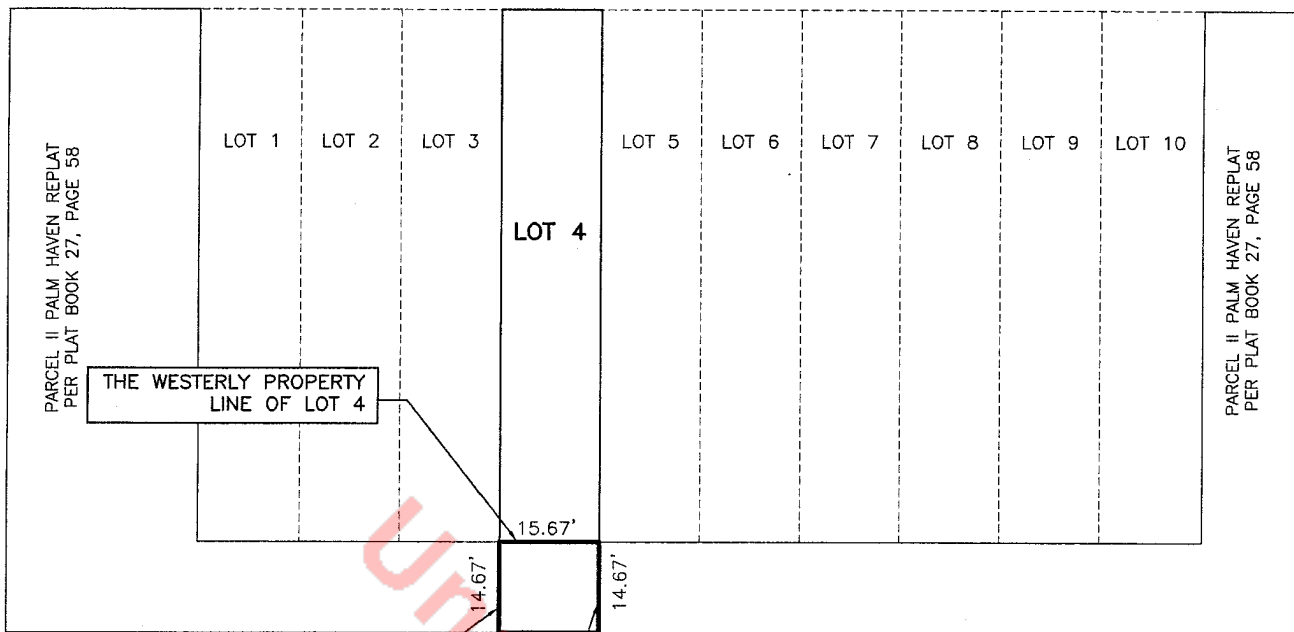


EXHIBIT "A"

ADDRESS: 3626 CENTRAL AVENUE SOUTH

JOB # 13-0859

- CENTRAL AVENUE SOUTH -



**DESCRIPTION:**

A PORTION OF PARCEL II CONSISTING OF ALL THE REAL PROPERTY COMPRISING THE PALM HAVEN SUBDIVISION PLAT, LESS LOTS 1-10, AND LESS THAT PROPERTY PLATTED AS PALM HAVEN REPLAT, AS PER MAP RECORDED IN PLAT BOOK 27, PAGE 58, PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING BOUNDED ON THE EAST BY THE WESTERLY LOT LINE OF LOT 4, BOUNDED ON THE SOUTH BY THE EXTENSION OF THE SOUTHERLY LOT LINE OF LOT 4 TO THE WESTERLY LINE OF PARCEL II, BOUNDED ON THE WEST BY THE WESTERLY LINE OF PARCEL II, AND BOUNDED ON THE NORTH BY THE EXTENSION OF THE NORTHERLY LOT LINE OF LOT 4 TO THE WESTERLY LINE OF PARCEL II.

PARCEL CONTAINING 229.88 SQUARE FEET MORE OR LESS

**SKETCH AND DESCRIPTION - NOT A SURVEY**

NO ACTUAL FIELD WORK HAS BEEN PERFORMED IN CONJUNCTION WITH THIS DOCUMENT

PREPARED FOR: <b>PALM HAVEN TOWNHOUSE ASSOCIATION</b> C/O PEGI MASON PO Box 102, Flagler Beach, FL 32136						<b>STEPHENSON, WILCOX &amp; ASSOCIATES, INC.</b> (CA#27726 / LB#7672)	
						204 N. Railroad Street PO Box 186 Bunnell FL 32110 Phone: 386.437.2363 Fax: 386.437.0030 Email: info.swa@gmail.com	
TYPE SURVEY:	FIELD DATE	OFFICE DATE	JOB NO.	BY:	I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code.  DAN A. WILCOX Jr., PSM No. 5749, PE No. 57633      DAVID T. WILCOX, PSM No. 5871 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.		
Sketch	N/A	05/15/13	13-0859	JAP			
Revision							
Revision							
Revision							
					<b>SHEET</b> 1 of 1		