

This instrument prepared by,  
record and return to:  
TITO S. SMITH, Esq.  
Rogers Towers, P.A.  
100 Whetstone Place, Suite 200  
St. Augustine, Florida 32086

**WARRANTY DEED**

THIS INDENTURE, made this 29 day of July, 2016, between **CHARLES E. ALFORD, SR. a/k/a C. E. ALFORD a/k/a CHARLES E. ALFORD, an unmarried widower**, ("Grantor"), and **CHARLES E. ALFORD, SR., and his successors as the Trustee of the CHARLES E. ALFORD REOCABLE TRUST AGREEMENT DATED NOVEMBER 18, 1992**, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Florida Statutes 689.071, whose post office address is 3816 Reid Street, Palatka, Florida 32177 ("Grantee");

**WITNESSETH:**

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell and convey to Grantee and Grantee's heirs, successors and assigns forever that certain lands (the "Land") situated in Flagler County, Florida, more particularly described as follows:

PARCEL NO. 04-12-29-0000-04050-0000

The W  $\frac{3}{4}$  of the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 4, Township 12, Range 29 East, containing approximately 70.00 acres, more or less.

**TOGETHER WITH all of Grantor's real property, improvements and appurtenances to such real property and all interests in real property of Grantor whether owned jointly or separately, located in Flagler County, Florida, including without limitation ownership interests as mortgagee, lessor or landlord under leases and as partner(s) and co-tenants.**

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):


1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Property and any improvements thereon would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.


Except as set forth in the Permitted Encumbrances, Grantor hereby covenants to warrant and defend the title to the Land against the lawful claims of all persons whomsoever if Grantee or any successor or assign of Grantee has not obtained a commitment of a title insurance company agreeing to issue an owner's policy or an owner's title insurance policy insuring title to the Property.


The preparer of this instrument has not examined title to the lands herein described, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title thereto, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances thereon.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
 Print Name: Roger Rawley

  
 Charles E. Alford, Sr., a/k/a C. E. Alford  
 a/k/a Charles E. Alford

  
 Print Name: Tito S. Sw. H.

Address:  
 3816 Reid Street  
 Palatka, Florida 32177

STATE OF FLORIDA )  
 )  
COUNTY OF PUTNAM )

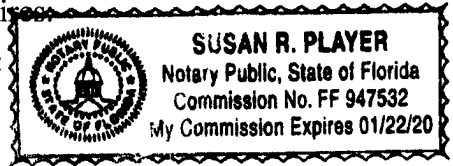
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of July, 2016, by **CHARLES E. ALFORD, SR. a/k/a C. E. ALFORD a/k/a CHARLES E. ALFORD, an unmarried widower**, who [ ] is personally known to me or who [ ] has produced a valid driver's license as identification and who did take an oath.

*Susan R Player*  
\_\_\_\_\_  
Notary Public, State of Florida

Print Name: *Susan R Player*  
\_\_\_\_\_

My Commission Expires:

My Commission No.:



Unofficial Copy