

This instrument prepared by
and after recording return to:

William Akers, III PA
120 E. Granada Blvd.
Ormond Beach, FL 32176

12-12-31-5900-00770-0320
Property Appraiser's Parcel
Identification Number

WARRANTY DEED

The Grantor, Patricia Ann Durrance, a single woman, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grants and conveys to the Grantees, Rebecca Jane Cowart and Leona Ann Arrington, whose mailing addresses are: PO Box, 181, Seville, FL 32190 and 75 Riverview Bend South # 1613, Palm Coast, FL 32137, respectively, to hold as Joint Tenants with Right of Survivorship, all of the Grantor's right, title and interest in and to certain property located in Flagler County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

See Exhibit A attached

The Grantor reserves to herself, as Life Tenant, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to herself the following rights, exercisable without the joinder of the remainder beneficiaries and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in her sole discretion decides; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to herself or to anyone else.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

THE PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

Signed on August 30, 2017.

Signed in the presence of:

William Akers, III
Witness: William Akers, III

Beth A. Norton
Witness: Beth A. Norton

Patricia Ann Durrance
Patricia Ann Durrance
PO Box 673
Flagler Beach, Florida 32136

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me on August 30, 2017, by Patricia Ann Durrance.

William Akers, III

Notary Public--State of Florida
Print Notary Name: William Akers III
My Commission Number is: 77240911
My Commission Expires: 10/16/19

Personally Known
Produced Identification _____
Type of Identification _____

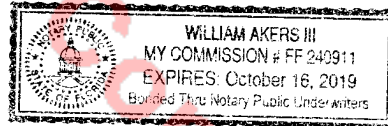


Exhibit A
Legal Description

The following described land, situate, lying and being in Flagler County, Florida, to-wit:

Lot 32, Block 17, Amended Plat of Venice Park, Flagler Beach, Flagler County, Florida, as recorded in Plat Book 3, Page 51, Public Records of Flagler County, Florida.

Tax Parcel ID Number: 12-12-31-5900-00770-0320

Unofficial Copy