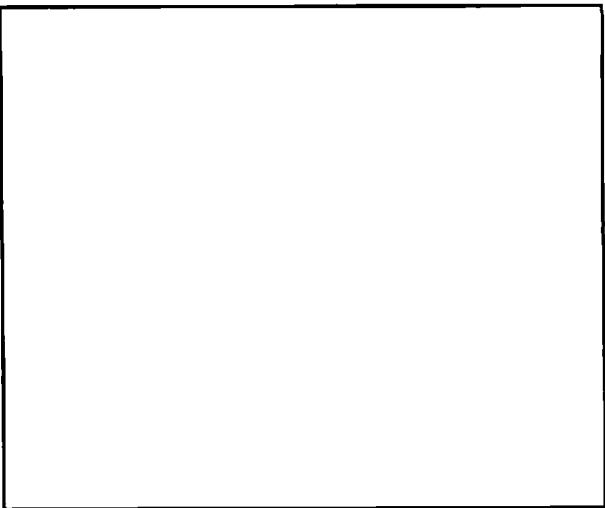


PREPARED BY AND RECORD & RETURN TO:

Randal C. Fairbanks, Esq.
Fairbanks Law Group, P.L.
113 Nature Walk Parkway, Suite 103
St. Augustine, Florida 32092



Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

PARCEL ID#: 07-11-31-7031-00160-0100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 9th day of November, 2017, by **JAMES TAYLOR**, a married man, whose post office address is: 77 Eagle Harbor Trail, Flagler County, Palm Coast, Florida 32164 (the "Grantor"), and **James Richard Taylor, Trustee of the James Richard Taylor Revocable Living Trust**, under agreement dated November 9, 2017, and any amendments thereto, whose post office address is: 77 Eagle Harbor Trail, Flagler County, Palm Coast, Florida 32164 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, all the right, title, and interest it has in that certain land situate, lying and being in the County of Flagler, State of Florida (the "Land"), to-wit:

Lot 10, Block 16, Palm Coast Map of Royal Palms Section 31, according to plat thereof as recorded in Plat Book 10, pages 43 through 53, of the public records of Flagler County, Florida.

PARCEL ID#: 07-11-31-7031-00160-0100

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in any way pertaining thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

The Grantor hereby covenants with the Grantee that, subject to the following: (i) any covenants, restrictions, easements, and/or limitations of record, (ii) all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and (iii) taxes and assessments for the current year, the Grantor is lawfully seized of the Land in fee simple, the Grantor has good right and lawful authority to sell and convey the Land, the Land is free from all encumbrances made by the Grantor, and the Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not against the claims of any others.

WHEREVER used in this Special Warranty Deed, the terms "Grantor" and "Grantee" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

Signed and sealed in our presence:

Randal C. Fairbanks
Signature of Witness
Printed Name: Randal C. Fairbanks

James Taylor
James Taylor Grantor

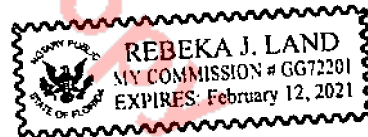
Patricia A. Fairbanks
Signature of Witness
Printed Name: Patricia A. Fairbanks

STATE OF FLORIDA)
)
COUNTY OF ST. JOHNS)

The foregoing Special Warranty Deed was acknowledged before me this 9th day of November, 2017 James Taylor who is personally known to me or who has produced T460-456-59- as identification.

064-0

Rebeka Land
Florida Notary Public
My Commission Expires:



NOTE TO RECORDING CLERK: This deed conveys property for nominal consideration from the grantor to a revocable living trust of which the grantor is the sole beneficiary and, therefore, is exempt from documentary stamp tax pursuant to FAC 12B-4.013(29)(a).