

**Prepared By and Return To:**

Reliant Title Group, Inc. dba Volusia Title Services  
Attn: Elizabeth Waldren  
109 W Rich Avenue  
Deland, FL 32720

Order No.: RTG1918391

Property Appraiser's Parcel I.D. (folio) Number:  
23-11-31-5300-00000-0240

**WARRANTY DEED**

THIS WARRANTY DEED dated September 26, 2019, by W. Ben Flowers and Janelle Z. Flowers, husband and wife, whose post office address is 1800 Mercers Hammock Court, DeLand, Florida 32720 (the "Grantor"), to John A. Spence and Sabrina Spence, husband and wife, whose post office address is 2855 Magnolia Blossom Lane, Marianna, Florida, 32446 (the "Grantee").

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Flagler, State of Florida, viz:

Lot 24, River Beach, according to the map or plat thereof, as recorded in Map Book 5, Page 36 and 37, of the Public Records of Flagler County, Florida.

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

