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This Instrument was prepared by
and shall be RETURNED to:
KELLEY PRESLEY
125 NIX BOAT YARD ROAD
ST. AUGUSTINE, FL 32084
(Without Examination of Title/4364)

WARRANTY DEED

THIS INDENTURE is made this 19th day of September, 2019,
BETWEEN:

LEONARD G. RICE and MAUREEN A. RICE, individually and as Trustees of the LEONARD G. RICE AND MAUREEN A. RICE TRUST dated May 24, 1994,

Whose address is: 2704 Palencia Street, St. Augustine, Florida 32084, of the County of St. Johns, State Florida, grantors and:

LEONARD GLENN RICE and MAUREEN A. RICE, Trustees of THE RICE FAMILY REVOCABLE TRUST dated September 19, 2019,

Whose address is: 2704 Palencia Street, St. Augustine, Florida 32084, of the County of St. Johns, State Florida, grantees.

WITNESSETH that said grantors, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' 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 by reference.

SUBJECT to taxes for the calendar year 2019, easements, restrictions and reservations of record, if any and there is no intent that this deed reinstate any restrictions or reservations.

and said grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantors have hereunto set grantors' hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

WITNESSES

Nancy J. Rossette
NANCY J. ROSSETTER

Deborah D. Struhar
DEBORAH D. STRUHAR

GRANTORS

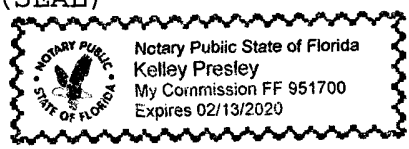
Leonard G. Rice
LEONARD G. RICE, individually and as Trustee

Maureen A. Rice
MAUREEN A. RICE, individually and as Trustee

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of September, 2019, by LEONARD G. RICE and MAUREEN A. RICE, individually and as Trustees of the LEONARD G. RICE AND MAUREEN A. RICE TRUST dated May 24, 1994, who [] are personally known to me or who [X] have produced a driver's license as identification.

(SEAL)



Kelley Presley
NOTARY PUBLIC

EXHIBIT "A"

TRACT 1:

That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows:

Commence at the Northeast corner of said Section 24; Thence run $S0^{\circ}-10'-00''E$, along the East line of said Section 24, 2463.65 feet; Thence run due West, 3672.44 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning.

Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 355 of Unit V of the unrecorded plat of Flagler Estates.

Parcel ID #21-10-28-2775-00050-0355

TRACT 2:

That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows:

Commence at the Northeast corner of said Section 24; Thence run $S0^{\circ}-10'-00''E$, along the East line of said Section 24, 2298.65 feet; Thence run due West, 3671.96 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning.

Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 356 of Unit V of the unrecorded plat of Flagler Estates.

Parcel ID# 21-10-28-2775-00050-0356

TRACT 3:

That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows:

Commence at the Northeast corner of said Section 24; Thence run $S0^{\circ}-10'-00''E$, along the East line of said Section 24, 2133.65 feet; Thence run due West, 3671.48 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning.

Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 357 of Unit V of the unrecorded plat of Flagler Estates.

Parcel ID# 21-10-28-2775-00050-0357