

Prepared by:
Jeanne Crews
Trust Title of Central Florida, LLC
1122 Pelican Bay Drive
Daytona Beach, Florida 32119

File Number: 200660

General Warranty Deed

Made this July 29, 2020 A.D. By **Michael Durrance, AKA Lanny Durrance, AKA Lanny Michael Durrance, and Debra Durrance, husband and wife**, whose post office address is: 513 CR 140, Bunnell, Florida 32110, hereinafter called the grantor, to **Clean Eats Farm LLC, a Florida limited liability company**, whose post office address is: 13 Cute Court, Palm Coast, Florida 32137, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

A PORTION OF LOTS 1 AND 3, SECTION 25, TOWNSHIP 13 SOUTH, RANGE 29 EAST FLAGLER, FORMERLY, VOLUSIA COUNTY, STATE OF FLORIDA, BEING PART OF BLOCK 13, ACCORDING TO THE MAP OF LANDS OF THE DUPONT RAILWAY AND LAND COMPANY FILED IN THE OFFICE OF CLERK OF THE CIRCUIT COURT, VOLUSIA COUNTY, FLORIDA ON THE 19TH DAY OF DECEMBER, 1912 AND DULY RECORDED IN SAID OFFICE IN MAP BOOK 4, PAGE 139, AND ALSO PUBLIC RECORDS OF FLAGLER COUNTY, PLAT BOOK 1, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SAID SECTION 25 BEAR SOUTH 89 DEGREES 53 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SECTION 25 A DISTANCE OF 15.00 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 11 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE CONTINUE SOUTH 01 DEGREES 21 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 349.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 01 DEGREES 21 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 325.46 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST A DISTANCE OF 640.42 FEET TO A POINT ON THE WEST LINE OF LOT 3; THENCE NORTH 01 DEGREES 23 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF LOT 3 A DISTANCE OF 325.50 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 669.86 FEET TO THE EAST LINE OF LOT 1 AND THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION USED FOR ROADWAY PURPOSES (COUNTY ROAD 125, AND COUNTY ROAD 140).

a Portion of Parcel ID Number: 25-13-29-1650-00130-0011

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Diaz
Witness Printed Name Jennifer Diaz

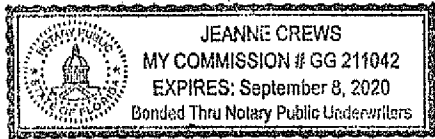
Jeanne Crews
Witness Printed Name Jeanne Crews

Michael Durrance (Seal)
Michael Durrance, AKA Lanny Durrance, AKA Lanny Michael Durrance
Address: 513 CR 140, Bunnell, Florida 32110

Debra Durrance (Seal)
Debra Durrance
Address: 513 CR 140, Bunnell, Florida 32110

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 27th day of July, 2020, by Michael Durrance, AKA Lanny Durrance, AKA Lanny Michael Durrance, and Debra Durrance, husband and wife, who is/are personally known to me or who has produced Drivers Licenses as identification.



Jeanne Crews
Notary Public
Print Name: Jeanne Crews
My Commission Expires: Sept. 08, 2020