

Prepared by, record and return to:
Robert G. Cuff, Esquire
33 Old Kings Road North, Suite 1
Palm Coast, Florida 32137

Prepared without examination of title.

THIS WARRANTY DEED, executed this 23 day of July, 2020, by **Keith D. Angell a/k/a Dudley Keith Angell, Sr.**, an unmarried individual, whose post office address is PO Box 352289, Palm Coast, Florida 32135, Grantor, to **Dudley Keith Angell, Jr.**, an unmarried individual, whose address is PO Box 352289, Palm Coast, Florida 32135, AS TO A REMAINDER INTEREST ONLY, subject to reservations herein, **Grantee**.

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold the Grantee, the Grantee's heirs and assigns forever, the following described real property situate, lying and being in Flagler County, Florida, more particularly described as:

Lots 7 and 8, Block 51, of Palm Coast, Map of Pine Grove, Section 24, according to the plat thereof as recorded in Map Book 8, of page 53, of the Public Records of Flagler County, Florida.

Property Address: 33 Pritchard Drive, Palm Coast, Florida 32164

Parcel ID: 07-11-31-7024-00510-0070

Subject to all valid restrictions, reservations, easements and zoning of record, provided, however, that this reference shall not serve to reimpose same.

Subject to taxes for the year of conveyance and all subsequent years.

The interest granted herein is a remainder interest only. Grantor reserves a life estate in the above-described property. Grantor reserves, for and during his lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves, for and during his lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Grantee, as Grantor in his sole discretion, shall decide, except to dispose of said property, if any, by devise upon his death. Grantor further reserves the right to cancel this deed by further conveyance by Grantor which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to the

death of the Grantor, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

Grantor reserves the right to sell, exchange, convey, mortgage, commit waste, lease and otherwise deal with the subject property on his signature alone and without the necessity of joinder by the remaindermen (Grantee).

The Grantor may do anything with regard to the property on his signature alone just as if he owned an undivided fee simple interest including changing the remaindermen (Grantee), re-conveying to Grantor without joinder of the remaindermen (Grantee), or extinguishing the remainder interest altogether.

Said Grantor does hereby fully warrant the title to said real property, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

[Signature]
Printed name: ROBERT E. DICKINSON
[Signature]
Printed name: ROBERT G. CUFF, JR.

[Signature]
Keith D. Angell a/k/a Dudley Keith Angell, Sr.

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged by physical presence and not by online notarization before me this 23 day of JULY, 2020, by Keith D. Angell a/k/a Dudley Keith Angell, Sr., who produced Florida Drivers License as identification.

[Signature]
Printed name: Robert G. Cuff, Jr.
Notary Public, State of Florida

