

This instrument prepared by:
Name: **Jessica Westbrook**
an employee of
Flagler County Abstract Company
FILE NO. C23202
Property Appraisers Parcel Identification Number(s):
01-12-31-4450-00050-0120

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 18th day of **August, 2020** by

Robin Reece and John Reece, wife and husband

whose street address is 1020 North Daytona Ave, Flagler Beach, Florida 32136

hereinafter called the grantor*, to

Sylvia S. Scott and John W. Knight, Joint Tenants With Full Right of Survivorship, Not as Tenants In Common

whose street address is 3440 North Buckingham Drive, Fayetteville, Arkansas 72703

hereinafter called 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 considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in **County of Flagler, State of Florida**, to wit:

A Parcel of land lying in **Lots 12 and 13, Block 5, Amended Plat of Model Land Company's Subdivision**, a subdivision according to the plat or map thereof described in **Plat Book 2, Page 1** and a **Portion of Block 12, Cochran Place Addition**, a subdivision according to the plat or map thereof described in **Plat Book 1, Page 12**, all of the Public Records of **Flagler County, Florida**, more particularly described as follows: **Begin at the Northwest corner of said Lot 12 as a Point of Beginning and run North 67 degrees, 30 minutes East along the North line of said Lot 12 a distance of 110.60 feet; thence run South 22 degrees, 25 minutes East a distance of 75.00 feet; thence run South 67 degrees, 30 minutes West, a distance of 117.98 feet to the Easterly Right of Way Line of Daytona Avenue; thence run North 16 degrees, 51 minutes West along said Right of Way Line, a distance of 75.36 feet to the Point of Beginning.**

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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 31ST, 2019**. **FURTHER SUBJECT TO** Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Jessica Westbrook
Witness 1 Signature
Jessica Westbrook
Printed or Typed Name

Robin Reece
Robin Reece
Address: 1020 North Daytona Ave, Flagler Beach, Florida 32136

Sterling Westbrook
Witness 2 Signature
Sterling Westbrook
Printed or Typed Name

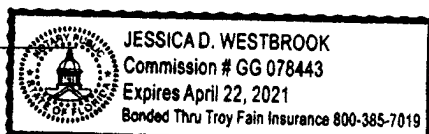
John Reece
John Reece
Address:

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of August, 2020, by Robin Reece and John Reece, wife and husband who is personally known to me or who produced FL License as identification and who did/did not take an oath.

Jessica Westbrook
Notary Public
My Commission Expires:



[seal]