

Prepared by:  
Candace C. Oubre  
825 Cedar Rock Road  
Thomson, Georgia

## WARRANTY DEED

### STATE OF FLORIDA, FLAGLER COUNTY

**THIS INDENTURE**, made this 26th day of October, 2024, between **RAYMOND OUBRE**, 825 Cedar Rock Road, Thomson, Georgia 30824 as party or parties of the first part (hereinafter called "Grantor") and **BAILIE MICHELLE WALDEN**, 2571 Mount Auburn Street, Augusta, Georgia 30904 as party or parties of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include the masculine and feminine gender, the singular and the plural, and the respective heirs, legal representatives, successors, and assigns of the parties where the context requires or permits);

### WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantee all the following described property, to-wit:

**SEE EXHIBIT A ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE.**

**TO HAVE AND TO HOLD**, the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE.

**AND** the Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons claiming by, through, or under the undersigned.

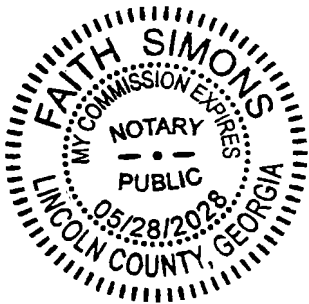
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year first above written.

<p>Signed, sealed, and delivered in the presence of:</p> <p><i>Erin Pilgrim</i></p> <p>Witness: <i>Erin Pilgrim</i></p> <p>Address:</p> <p><i>847 Cedar Rock Rd Thomson GA 30824</i></p> <p>Witness: <i>Brice Pilgrim</i></p> <p>Address: <i>847 Cedar Rock Rd Thomson Ga. 30824</i></p> <p><i>[Signature]</i></p> <p><i>Yvonne P. [Signature]</i>          Faith Simons          Notary Public</p>	<p><i>Raymond Oubre</i> (SEAL)</p> <p>RAYMOND OUBRE</p> <p>825 Cedar Rock Road          Thomson, Georgia 30824</p>
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STATE OF GEORGIA

The foregoing instrument was acknowledged before me this 26 day of October, 2024.

Witness, my hand and official seal in the said State this 26 day of October, 2024.



Unofficial Copy

**EXHIBIT "A"**

**That portion of Section 21, Township 10 South, Range 2S East, Flagler County, Florida, described as follows:**

**Commence at the northeast corner of said Section 21; Thence run N89 degrees-59'-54"W, along the North line of said Section 21, 454.03 feet; Thence run due South 1019.80 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due South, 165.00 feet; Thence run due West 330.00 feet; Thence run due North 165.00 feet; Thence run due East, 330.00 feet to the Point of Beginning.**

**Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 421 of Unit 5 of the unrecorded plat of Flagler Estates.**

**Tax ID#21-10-28-2775-00050-0421**

**ALSO:**

**That portion of Section 21, Township 10 South, Range 28 East, Flagler County, Florida, described as follows:**

**Commence at the Northeast corner of Section 21 Thence run N89 degrees-59'-54"W, along the North line of said Section 21, 454.03 feet; Thence run due South 854.80 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due South 165.00 feet; Thence run due West, 330.00 feet; Thence run due North 165.00 feet; Thence run due East 330.00 feet to the Point of Beginning.**

**Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 422 of Unit 5 of the unrecorded plat of Flagler Estates.**

**Tax ID#21-10-28-2775-00050-0422**