

This instrument prepared by:

Name: Robin Ammann, an employee of
Flagler County Abstract Company
306 E. Moody Blvd
Bunnell, Florida 32110

FILE NO.C24201

Property Appraisers Parcel Identification Number(s):
19-12-30-5550-00010-0020 (Master Parcel) and
19-12-30-5550-00020-0010
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 14 day of April, 2023 by

Charles H. Dodgen and Mona M. Dodgen, husband and wife

whose street address is **PO Box 1449, Bunnell, FL 32110**

hereinafter called the grantor*, to

Charles H. Dodgen and Mona M. Dodgen, husband and wife, an Enhanced Life Estate, and Michael Charles McCurdy, remainderman

whose street address is **PO Box 1449, Bunnell, FL 32110**

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:

See attached Exhibit "A".

Grantors reserve an Enhanced Life Estate for themselves during the Grantors lifetime, coupled with an unrestricted power to convey during the Grantors lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property and to retain the proceeds from the conveyance.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

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, 2022. 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:

[Signature]
Witness 1 Signature
Genette H. McCurdy
Printed or Typed Name

[Signature]
Witness 2 Signature
Robin Ammann
Printed or Typed Name

[Signature]
Charles H. Dodgen
[Signature]
Mona M. Dodgen

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of 1 physical presence or 14 online notarization this 14 day of April, 2023, by **Charles H. Dodgen and Mona M. Dodgen, husband and wife** who is personally known to me or who produced [Signature] as identification and who [Signature] do not take an oath

[Signature]
Notary Public
My Commission Expires:

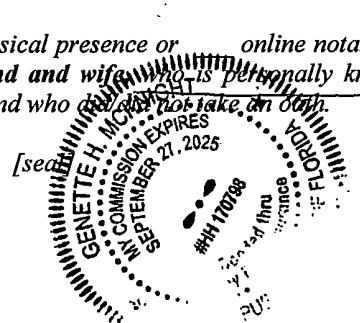


Exhibit "A"**Parcel 1:**

A PARCEL OF LAND BEING A PORTION OF TRACT 2, BLOCK 1, SECTION 19, TOWNSHIP 12 SOUTH, RANGE 30 EAST, ST. JOHN'S DEVELOPMENT COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, ALSO KNOWN AS THE NORTHEAST CORNER OF SAID BLOCK 1, THENCE SOUTH 89°17'31" WEST, ALONG THE NORTH LINE OF SAID SECTION AND BLOCK, A DISTANCE OF 657.98 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE SOUTH 01°13'05" EAST ALONG THE EAST LINE OF TRACT 2 A DISTANCE OF 529.67 FEET TO THE SOUTH LINE OF THE NORTH 8.00 ACRES OF SAID TRACT AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 01°13'05" EAST ALONG SAID EAST LINE A DISTANCE OF 795.09 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE SOUTH 88°42'35" WEST ALONG SAID LINE A DISTANCE OF 657.80 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE NORTH 01°13'28" WEST ALONG SAID LINE A DISTANCE OF 801.77 FEET TO SAID SOUTH LINE OF THE NORTH 8.00 ACRES OF TRACT 2; THENCE NORTH 89°17'31" EAST ALONG SAID LINE A DISTANCE OF 657.92 FEET TO THE POINT OF BEGINNING AND CLOSE.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT DESCRIBED AS FOLLOWS: A PORTION OF TRACT 3, BLOCK 1, SECTION 19, TOWNSHIP 12 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT OF ST. JOHNS DEVELOPMENT COMPANY ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FLAGLER COUNTY, FLORIDA, BEING A 30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT ALONG THE SOUTH 30 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2425, PAGE 1484, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE THE NORTHEAST CORNER OF SAID SECTION 19, ALSO KNOWN AS THE NORTHEAST CORNER OF SAID BLOCK 1, THENCE SOUTH 01°12'41" EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 1258.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°12'41" EAST, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°13'14" WEST, A DISTANCE OF 657.84 FEET; THENCE NORTH 01°13'05" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°13'14" EAST, A DISTANCE OF 657.84 FEET TO THE POINT OF BEGINNING AND CLOSE.

And

Parcel 2:

A PARCEL OF LAND BEING A PORTION OF TRACT 3, BLOCK 15, SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST AND TRACTS 1 AND 3, BLOCK 2, SECTION 19, TOWNSHIP 12 SOUTH, RANGE 30 EAST, ST. JOHNS DEVELOPMENT COMPANYS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 89°17'31" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1315.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1, BLOCK 2; THENCE SOUTH 01°13'28" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1331.44 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°42'35" WEST ALONG THE SOUTH LINE OF SAID TRACTS 1 AND 3, BLOCK 2 A DISTANCE OF 901.60 FEET; THENCE NORTH 22°06'08" EAST A DISTANCE OF 1668.49 FEET; THENCE SOUTH 84°12'43" EAST A DISTANCE OF 242.74 FEET TO THE EAST LINE OF SAID TRACT 3, BLOCK 15; THENCE SOUTH 01°13'28" EAST ALONG SAID LINE TO THE POINT OF BEGINNING AND CLOSE.