

Prepared By: BRITAN HARRISON
Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL
Return To: GRANTEE
BETTY ALLEN and DENNIS ALLEN
1217 LAUREL AVENUE; BUNNELL, FL 32110
incidental to the issuance of a title insurance policy.
File Number: 06-0469
Parcel ID #: 131228-1800-00390-0140

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 4/18/06 by
FLAGLER HABITAT FOR HUMANITY, INC, a Florida Non Profit Corporation
whose post office address is:

2 WEST MOODY BOULEVARD, BUNNELL, FL 32110

hereinafter called the GRANTOR, to

BETTY ALLEN and DENNIS ALLEN

whose post office address is:

1217 LAUREL AVENUE, BUNNELL, FL 32110

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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:

Lot 14, Block 39, DAYTONA NORTH SUBDIVISION, according to the plat thereof, recorded in Plat Book 10, Page(s) 1-15, of the Public Records of FLAGLER County, Florida.

GRANTOR WARRANTS THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING *TWO DIFFERENT* WITNESSES:

#1 Witness Signature: Britan Harrison Lindsay Elliott
Print Name: Britan Harrison LINDSAY ELLIOTT, EXECUTIVE DIRECTOR

#2 Witness Signature: Nancy Schaefer
Print Name: Nancy Schaefer

State of Florida
County of Flagler

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 4/18/06 by: LINDSAY ELLIOTT, EXECUTIVE DIRECTOR OF **FLAGLER HABITAT FOR HUMANITY, INC, a Florida Non Profit Corporation** who is personally known to me or who has produced **DRIVER'S LICENSE** as identification.

(SEAL)

Signature: Britan Harrison

Expiration Date: _____



Britan Harrison
Commission # DD497905
Expires January 28, 2010
Bonded Title Insurance, Inc. 900-385-7019