

Florida Limited Liability Company Warranty Deed

This Indenture, made , April 30, 2012 A.D. Between Two Creeks Investments, LLC , a Florida limited liability company whose post office address is: 6101 Gazebo Park Place N., Suite 105, Jacksonville, Florida 32257 a Florida Limited Liability Company existing under the laws of the State of Florida, Grantor and Monarch Homes, LLC, a Florida limited liability company whose post office address is: 6101 Gazebo Park Place N., Suite 105, Jacksonville, Florida 32257, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to wit:

Lot 229 of TWO CREEKS, according to the Plat thereof as recorded in Plat Book 52, Page(s) 62 through 104, of the Public Records of Clay County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 24-04-24-005574-002-29

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Two Creeks Investments, LLC , a Florida limited liability company

Signed and Sealed in Our Presence:

By: Donald S. Ware, Jr.
Donald S. Ware, Jr.
Its: Manager

Sabrina L. Roper
Witness Print Name: SABRINA L. ROPER

Scott R. Jacobright
Witness Print Name: Scott R. Jacobright

State of Florida
County of Duval

(Seal)

The foregoing instrument was acknowledged before me this 30th day of April, 2012, by Donald S. Ware, Jr., the Manager of Two Creeks Investments, LLC , a Florida limited liability company existing under the laws of the State of Florida, on behalf of the limited liability company, who is personally known by me.

Sabrina L. Roper (Seal)
Notary Public
Notary Printed Name: _____

My Commission Expires::

RECORD AND RETURN TO:

Monarch Homes, LLC
6101 Gazebo Park Place N., Suite 105
Jacksonville, Florida 32257

File Number: 2012-568
Parcel ID No: 24-04-24-005574-002-29

Prepared by:
Sheffield & Boatright Title Services, LLC an employee of
Sheffield & Boatright Title Services, LLC
6101 Gazebo Park Place North, Suite 101
Jacksonville, Florida 32257
904-733-7900

S/P Consideration : \$28,900.00

