

PREPARED BY AND RETURN TO:  
**JAMES H. DAVIE, II, ATTORNEY**  
733 N. PALMETTO AVENUE  
GREEN COVE SPRINGS, FL 32043

RECORDING FEE \$ 18.50  
DOC STAMPS \$ .70  
INDEX FEE \$ NA  
TAX PARCEL NUMBERS 13-05-24-021388-055-02, 11-05-24-006074-010-00 and 30-04-24-005629-003-19

PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE INSURANCE

For Clerk's Use Only

***SPECIAL WARRANTY DEED***

**THIS INDENTURE**, made this 26th day of February, 2013, between **FRANK TYNER**, referred to as "the Grantor", conveying to **LEILANIE L. ZELLER** (the granddaughter of the Grantor), referred to as "the Grantee", whose mailing address is 2930 Ravines Road, Unit 1206, Middleburg, FL 32068.

**WITNESSETH**

That the said Grantor, for and in consideration of the sum of **TEN and NO/100 DOLLARS (\$10.00)**, to the Grantor in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to wit:

See three (3) parcels as shown on Exhibit "A" attached hereto and made a part hereof

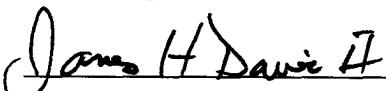
Subject to covenants, restrictions, easements, agreements and a mortgage of record.

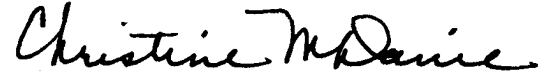
*Grantor reserves unto grantor, for and during grantor's lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein. Grantor further reserves, for and during the grantor's lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein of the aforesaid property by gift, sale or otherwise so as to terminate the interest of the grantee, as the grantor in the grantor's sole discretion shall decide, except to dispose of the property by devise upon the death of the grantor. Grantor further reserves unto grantor the right to cancel this deed by further conveyance which may destroy any and all rights the grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the grantor, if the property described herein has not been previously disposed of prior to the death of the grantor, all rights and title to the property remaining shall fully vest in the grantee, subject to any liens and encumbrance but this referral shall not operate to impose any of same that would have expired or become null and void as a result of the death of the grantor.*


Grantor covenants that the property is free from all encumbrances made by the Grantor, and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors and assigns, against every person lawfully claiming the property, or any part thereof, by, through or under the Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the said Grantor has caused this instrument to be executed in the Grantor's name in the day and year first above written.

Signed, sealed and delivered in the presence of:

  
James H. Davie, II, Witness

  
Christine M. Davie, Witness

  
**FRANK TYNER**  
2930 Ravines Road, Unit 1206  
Middleburg, FL 32068

**STATE OF FLORIDA**  
**COUNTY OF CLAY**

**BEFORE ME**, personally appeared **FRANK TYNER**, to me well known to be the individual, or has produced a Florida driver's license as identification, who executed the foregoing instrument and acknowledged the execution thereof to be his own free act and deed.

**WITNESS**, my hand and seal the 26<sup>th</sup> day of February, 2013.

  
Notary Public, My commission expires:



**EXHIBIT "A"****Parcel 1**

**Unit No. 1206 RAVINES RESORT CONDOMINIUMS Cluster 12, pursuant to Declaration of Condominium dated December 20, 1983, recorded in Official Records Volume 760, page 147, of the public records of Clay County, Florida, together with an undivided 8.00% in the common elements as provided in the Declaration of Condominium to be appurtenance to the above condominium unit**

**Parcel 2**

A Portion of Government Lots 14 & 15, Section 11, Township 5 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

Commence at intersection of the Southerly line of said Section 11, with the Easterly right-of-way line of State Road No. S-220, an 80 foot right-of-way, as now established; thence along the Southerly line of said Section 11, North 89 degrees 29 minutes 30 seconds East, 1260.0 feet to the Point of Beginning; thence continue along last said line, North 89 degrees 29 minutes 30 seconds East, 122.18 feet; thence North 33 degrees 51 minutes 45 seconds East, 277.49 feet; thence North 72 degrees 03 minutes West 253.20 feet; thence South 17 degrees 57 minutes West, 106.90 feet; thence South 89 degrees 29 minutes 30 seconds West, 2.07 feet; thence South 00 degrees 05 minutes 30 seconds East, 207.80 feet to the Point of Beginning.

Together with that certain 1983 PLYW Doublewide mobile home bearing the VIN Numbers SHS1WGA13833574A & SHS1WGA13833574B, Title Numbers 20706921 & 20675413, and RP Numbers 12266958 & 12266957.

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

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

**Parcel Identification Number: 110524-006074-010-00**

**Parcel 3**

**A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE ON THE WEST LINE THEREOF, (ALSO BEING THE EAST LINE OF NOLAN ROAD); THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 1,006.93 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 08 SECONDS EAST 519.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 36 MINUTES 08 SECONDS EAST 259.70 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST 167.72 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 35 SECONDS WEST 259.70 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 167.75 FEET TO THE POINT OF BEGINNING.

**SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES COVERING A PORTION OF SAID NORTHWEST QUARTER OF SECTION 30, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE ON THE WEST LINE THEREOF, (ALSO BEING THE EAST LINE OF NOLAN ROAD), RUN THE FOLLOWING TWO COURSES: (1) SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 814.11 FEET TO THE POINT OF BEGINNING; (2) SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 40.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 35 SECONDS EAST 1,038.69 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST 40.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 35 SECONDS WEST 1,038.69 FEET TO THE POINT OF BEGINNING.

**ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR UTILITY PURPOSES COVERING A PORTION OF SAID NORTHWEST QUARTER OF SECTION 30, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE ON THE WEST LINE THEREOF, (ALSO BEING THE EAST LINE OF NOLAN ROAD), RUN THE FOLLOWING TWO COURSES: (1) SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 854.11 FEET TO THE POINT OF BEGINNING; (2) SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 10.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 35 SECONDS EAST 1,038.69 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST 10.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 35 SECONDS WEST 1,038.69 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH THAT CERTAIN 1974 BRADLEY SINGLE WIDE MOBILE HOME, IDENTIFICATION NUMBER 72B2724, TITLE NUMBER 11308129, PERMANENTLY AFFIXED THEREON.**