

Prepared by and return to:
Thomas M. Reiter, Esquire
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WARRANTY DEED

THIS WARRANTY DEED is made this 17th day of May, 2013, by and between BUDDY JAMES McALPIN, a single person, whose mailing address is 726 Arran Court, Orange Park, Florida 32073 ("Grantor"), and BUDDY J. McALPIN, as Trustee (and any successor Trustee) of the BUDDY J. McALPIN LIVING TRUST DATED THE 17 DAY OF MAY, 2013 ("Grantee"), with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described herein. Grantee's mailing address is 726 Arran Court, Orange Park, Florida 32073.

RECITALS:

That Grantor for and in consideration of One Dollar (\$1.00) and other consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, remise, release, convey, and confirm unto Grantee forever, all the right, interest, claim and demand which Grantor has in the following described property, situate, lying and being in the County of Clay, State of Florida, to wit (the "Property"):

Lot 4, Block 4, LOCH RANE, UNIT 5, according to plat thereof as recorded in Plat Book 18, pages 48, 49, 50, 51 and 52 of the public records of Clay County, Florida.

This is the same property originally conveyed to Grantor by Warranty Deed from Thomas R. Page and Joan H. Page, husband and wife, on July 5, 1991, and recorded in Official Records Volume 1386, beginning on page 628, of the public records of Clay County, Florida.

SUBJECT TO all reservations, restrictions, covenants, and easements of record, zoning, applicable governmental regulations and taxes for the current year.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property; and that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

NOTE TO RECORDING OFFICER: THE TRANSFER OF THIS PROPERTY IS WITHOUT MONETARY CONSIDERATION TO GRANTOR. THERE IS NO OUTSTANDING MORTGAGE ON THIS PROPERTY. PURSUANT TO RULE 12B-4.013(29)(a) OF THE FLORIDA ADMINISTRATIVE CODE, THIS CONVEYANCE IS NOT SUBJECT TO DOCUMENTARY STAMP TAXES.

PROPERTY APPRAISER PARCEL ID# 42-04-25-008814-243-58

THIS IS GRANTOR'S CONSTITUTIONAL HOMESTEAD AND GRANTOR HEREBY RETAINS THE RIGHT TO RESIDE ON SUCH PROPERTY AS GRANTOR'S PERMANENT RESIDENCE DURING GRANTOR'S LIFETIME. IT IS GRANTOR'S INTENT WITH THIS RETAINED RIGHT TO RETAIN THE REQUISITE BENEFICIAL INTEREST AND POSSESSORY RIGHT IN AND TO SUCH PROPERTY TO COMPLY WITH SECTION 196.041 OF THE FLORIDA STATUTES, SUCH THAT SUCH BENEFICIAL INTEREST AND POSSESSORY RIGHT CONSTITUTE IN ALL RESPECTS "EQUITABLE TITLE TO REAL ESTATE."

PURSUANT TO FLORIDA STATUTES SECTION 193.155(3)(a)(2), THIS IS NOT A CHANGE OF OWNERSHIP SINCE GRANTOR, AS THE LEGAL TITLE HOLDER OF THE PROPERTY, BECAME THE EQUITABLE OWNER OF THE PROPERTY AS THE SOLE BENEFICIARY OF THE GRANTEE TRUST.

THIS DEED PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY OR TITLE EVIDENCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION OR WARRANTY REGARDING THE UNDERLYING TITLE OF THE PROPERTY CONVEYED HEREIN, AND HAS PREPARED THIS DEED AT THE DIRECTION OF GRANTOR.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in Grantor's name the day and year first above written.

Janet L. Wilt

Print Name: Janet L. Wilt

Witness as to Grantor

Buddy James McAlpin
BUDDY JAMES McALPIN
"Grantor"

Thomas M. Keiter

Print Name: THOMAS M. KEITER

Witness as to Grantor

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of May, 2013, by BUDDY JAMES McALPIN, who ☐ is personally known to me or who ☒ has produced FL license as identification.

Janet L. Marshall
Print Name: JANET L. MARSHALL
Notary Public - State of Florida At Large

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