

3/14

Prepared by:
Glenn A. Taylor
GLENN A. TAYLOR, P.A.
462 Kingsley Avenue, Suite 103
Orange Park, Florida 32073
File Number: 15-605

SALES PRICE: \$30,000.00

WARRANTY DEED

THIS INDENTURE is made this October 1, 2015 A.D. By

Charles J. Barber, a single man and Kimberly Ann Barber, a married woman,
whose address is: 6920 Dayton Avenue, Jacksonville, FL 32210
hereinafter called the grantor, to

David G. Cornatzer, an unmarried man, and Brian E. Vinson, an unmarried man
whose post office address is: 1441 Wyn Street, Jacksonville, Florida 32205 (David), and 6063 Maggies Cir. #105, Jacksonville, FL 32244, (Brian) hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 Clay County, Florida, viz:

PARCEL 1:

A PARCEL OF LAND SITUATE IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 23 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 273, PAGE 257 AND OFFICIAL RECORDS BOOK 1132, PAGE 78 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ON THE EAST LINE THEREOF, RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 214.50 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 273, PAGE 257; THENCE CONTINUE ON SAID EAST LINE OF SECTION 4, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 428.87 FEET TO AN IRON PIPE SITUATED IN THE WEST RIGHT-OF-WAY LINE OF LONG BRANCH ROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 227.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 214.47 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 47 SECONDS WEST, 193.22 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 239.18 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 191.63 FEET TO THE POINT OF BEGINNING.

GRANTORS HEREIN GRANT UNTO THE GRANTEES HEREIN, AND THE GRANTORS HEREIN RESERVE UNTO THEMSELVES THEIR HEIRS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES COVERING THE FOLLOWING DESCRIBED PORTION OF SAID SECTION 4; COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ON THE EAST LINE THEREOF, RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 214.50 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 273, PAGE 257; THENCE CONTINUE ON SAID EAST LINE OF SECTION 4, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 428.87 FEET TO THE POINT OF BEGINNING SITUATED IN THE WEST RIGHT-OF-WAY LINE OF LONG BRANCH ROAD; THENCE CONTINUE ON SAID EAST LINE OF SECTION 4 AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 446.16 FEET; THENCE NORTH 07 DEGREES 20 MINUTES 47 SECONDS EAST, 30.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 442.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 23 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 273, PAGE 257 THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ON THE EAST LINE THEREOF, RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 214.50 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 273, PAGE 257; THENCE CONTINUE ON SAID EAST LINE OF SECTION 4, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 428.87 FEET TO THE POINT OF BEGINNING SITUATED IN THE WEST RIGHT-OF-WAY LINE OF LONG BRANCH ROAD; THENCE CONTINUE ON SAID EAST LINE OF

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SECTION 4 AND ON SAID WEST RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 191.63 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 227.82 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 191.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 227.82 FEET TO THE POINT OF BEGINNING.

GRANTORS HEREIN GRANT UNTO THE GRANTEEES HEREIN, AND THE GRANTORS HEREIN RESERVE UNTO THEMSELVES THEIR HEIRS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES COVERING THE FOLLOWING DESCRIBED PORTION OF SAID SECTION 4; COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ON THE EAST LINE THEREOF, RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 214.50 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 273, PAGE 257; THENCE CONTINUE ON SAID EAST LINE OF SECTION 4, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 428.87 FEET TO THE POINT OF BEGINNING SITUATED IN THE WEST RIGHT-OF-WAY LINE OF LONG BRANCH ROAD; THENCE CONTINUE ON SAID EAST LINE OF SECTION 4 AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 446.16 FEET; THENCE NORTH 07 DEGREES 20 MINUTES 47 SECONDS EAST, 30.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 442.30 FEET TO THE POINT OF BEGINNING.

THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR(S), AND NEITHER THE GRANTOR(S) NOR THE GRANTOR(S) SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR(S) IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

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

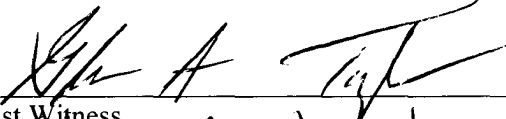
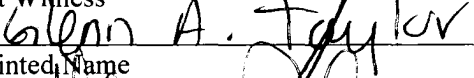
Parcel ID Number: 04-04-23-000033-003-00 and 04-04-23-000033-003-02


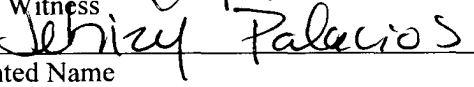
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

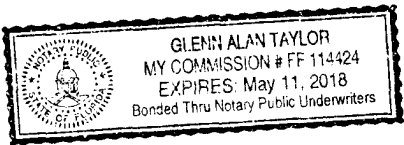
Signed, sealed and delivered in our presence:

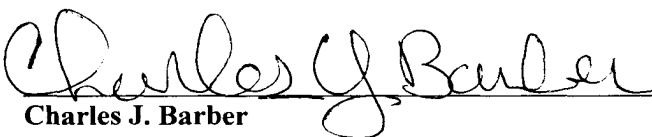

1st Witness

Printed Name


2nd Witness

Printed Name

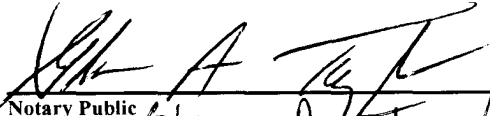
State of **Florida**
County of **Clay**

The foregoing instrument was acknowledged before me this October 1, 2015, by Charles J. Barber, a single man, and Kimberly Ann Barber, a married woman, () who is/are personally known to me or (☒) who has produced FL Driver's license as identification.



 (Seal)
Charles J. Barber

 (Seal)
Kimberly Ann Barber


Notary Public
Print Name: Glenn A. Taylor
My Commission Expires: _____
(SEAL)