

Prepared by and Return to:
First International Title, Inc.
9700 Philips Highway, Unit 105
Jacksonville, FL 32256
904-551-4585
Our File No. 73565-43

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on 2nd day of December, 2015, between **Royal Oak Group, LLC, a Florida Limited Liability** having a business address at: 4745 Sutton Park Court, #601, Jacksonville, FL. 32224, ("Grantor"), and **Joseph James Cammilleri and Lynzie Cammilleri, Husband and Wife**, having a mailing address of: 1475 Betty Court, Orange Park, Florida 32073 ("Grantee"):

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situated, lying and being in the County of **Clay, Florida**, to-wit:

Lot 10, Block 1, MONTCLAIR UNIT TWO, according to the Plat thereof, recorded in Plat Book 10, Page(s) 16 to 19 of the Public Records of Clay County, Florida.

Parcel Identification Number: **410426-019612-010-00**

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements 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 Grantor hereby covenants with said Grantee that 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; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2014**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, Grantor has signed and sealed these presents on the date first above written.

Royal Oak Group, LLC, a Florida Limited Liability Company

By

Managing Member

Samer Naoum

Signed, sealed and delivered in our presence:

[Signature]

Witness Signature

Print Name: Daralyn Guthrie

State of Florida

County of Duval

Judith S. Reed

Witness Signature

Print Name: Judith S. Reed

The Foregoing Instrument Was Acknowledged before me on 12-2-2015, by Samer Naoum, as Managing Member of **Royal Oak Group, LLC, a Florida Limited Liability Company**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Judith S. Reed

Notary Public

Judith S. Reed

(Printed Name)

My Commission expires: _____

