

After Recording Return to:
Michelle Baktys
Stewart Title Company
8705 Perimeter Park Boulevard, Suite 1
Jacksonville, FL 32216

This Instrument Prepared by:
Michelle Baktys
Stewart Title Company
8705 Perimeter Park Boulevard, Suite 1
Jacksonville, FL 32216
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
370526-014687-002-11
File No.: 01206-48627

WARRANTY DEED

This Warranty Deed, Made the 12th day of January, 2016, by Jonina W Graves nka Jonina Graves Oneil and Robert J. Oneil, a married couple, whose post office address is: 7201 Ridgewood Ave. Apt #34, Cape Canaveral, FL 32920, hereinafter called the "Grantor", to HP Florida I LLC, a Delaware limited liability company, whose post office address is: 180 North Stetson Ave, Ste 3650, Chicago, IL 60601, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Seventy Five Thousand Nine Hundred Dollars and No Cents (\$175,900.00)** 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**, to wit:

Lot 17, Hibernia Oaks, Unit Two, according to plat thereof as recorded in Plat Book 24 Pages 53 and 54 of the current Public Records of Clay County, Florida.

The property is the homestead of the Grantor(s).

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 is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: John Benson

[Signature]
Jonina W Graves nka Jonina Graves Oneil

Witness Signature: [Signature]
Printed Name: Alice Bowen

[Signature]
Robert J. Oneil

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 8th day of January, 2016 by Jonina W Graves nka Jonina Graves Oneil and Robert J. Oneil, a married couple, who is/are personally known to me or has/have produced Florida Drivers License as identification.

[Signature]
Notary Public Signature
Printed Name: LaLoni L. Stephens

My Commission Expires: _____
(SEAL)



LaLoni L. Stephens
State of Florida
My Commission Expires 03/06/2018
Commission No. FF 99950