



Prepared by:

Lisa M. Byers

Land Title of America, Inc.

2495 U.S. Highway 1 South

Saint Augustine, Florida 32086-6077

16-0162R

Parcel Account Number: 05-05-24-005932-008-34
information)

(Space above for recording
information)

Special Warranty Deed

This Indenture made this 29th day of June, 2016 BETWEEN Duval Land Trust Services, LLC as Trustee Only for Clay County Land Trust #05-05-24-005932-008-34, GRANTOR*, whose post office address is 14 Comet Court, Palm Coast, FL 32137, and Jan Sobb, a married man, GRANTEE*, whose post office address is 208 South 5th Street, Perkasio, PA 18944-1316.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Clay, State of Florida, to-wit:

PARCEL NO. 34 OF GOLDSBORO IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 24 EAST, AND RUN SOUTH 89°26'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 650 FEET TO THE SOUTHWEST CORNER OF "MIMOSA WOODS", UNRECORDED SUBDIVISION, THENCE CONTINUE SOUTH 89°26'45" WEST, ALONG SAID SOUTH LINE, 2252.45 TO THE SOUTHEAST CORNER OF "ANGLEWOOD ACRES", UNRECORDED SUBDIVISION, THENCE RUN NORTH 48°18'24" WEST LINE OF SAID SUBDIVISION 1756.94 FEET TO THE SOUTHWEST CORNER OF "SYLVIA ACRES", UNRECORDED, SUBDIVISION, THENCE RUN NORTH 89°39'21" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION 750.81 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 13°38'35" WEST, 194.56 FEET TO A POINT ON THE CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND BEING CONCAVE TO THE EAST, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CUL-DE-SAC, AN ARC DISTANCE OF 46.36 FEET (THROUGH A CENTRAL ANGLE OF 53°07'48" AND A CHORD OF SOUTH 49°47'30" EAST, 44.72 FEET); TO A POINT ON THE NORTH R/W OF A 60 FOOT ACCESS ROAD, THENCE RUN SOUTH 74°21'25" EAST, ALONG SAID R/W 235.66 FEET; THENCE RUN NORTH 13°38'35" EAST, 283.22 FEET TO THE SOUTH LINE OF SYLVIA ACRES, THENCE RUN SOUTH 29°39'21" WEST ALONG SAID LINE 284.08 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA.

TOGETHER WITH that certain 2005 Cavalier, Identification Numbers BL05GA0212817A and BL05GA0212817B and Title Numbers 94122923 and 94122995.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if

any; However, this reference does not operate to reimpose same; SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 2016 and Subsequent Years.

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

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 said grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; 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 the said Grantor.

*Singular and plural are interchangeable, as context requires.

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

WITNESSES

R. Rosier
Witness: Robin L Rosier

Greg Anderson
Greg Anderson, Manager of Duval Land Trust Services, LLC as Trustee Only for Clay County Land Trust #05-05-24-005932-008-34

G. R. Mee
Witness: Glenn R. Mee

County of Clay
State of Florida

THE FOREGOING INSTRUMENT was acknowledged before me on June 27th, 2016 by Greg Anderson, Manager for Duval Land Trust Services, LLC as Trustee Only for Clay County Land Trust #05-05-24-005932-008-34 who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public: R. Rosier

My commission expires:

