

Prepared by and return to:

Gigi Nolan

Administrator

Joseph J. Nolan, P.A.

2504 Walden Woods Dr. Suite 1

Plant City, FL 33566

863-648-2770

File Number: 17-112

Will Call No.: \$133,485.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of February, 2017 between **Kathleen M. Hubbard, Barry L. Siewert and LEA Family Partnership, Ltd., a Florida limited partnership** whose post office address is **143 Riverside Drive, Indialantic, FL 32903**, grantor, and **Branan Field,222, a Florida Limited Liability Company** whose post office address is **1623 Crooked Oak Drive, Orange Park, FL 32065**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Clay County, Florida** to-wit:

PARCEL 6, See attached Exhibit "A" for legal description.

Parcel Identification Number:

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, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Earl T. Williams
 Witness Name: Earl T. Williams

John L. Haney
 Witness Name: John L. Haney

LEA Family Partnership, LTD, a Florida limited partnership

By: [Signature]
 Joseph J. Nolan, General Partner

(Corporate Seal)

State of Florida
 County of Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of February, 2017 by Joseph J. Nolan, as general Partner of LEA Family Partnership who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



[Signature]
 Notary Public

Printed Name: John L. Haney

My Commission Expires: 5/4/2017

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Earl P. Williams
Witness Name: Earl P. Williams

G.G. Nolan
Witness Name: G.G. Nolan

Kathleen M. Hubbard
Kathleen M. Hubbard

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 20th day of February, 2017 by Kathleen M. Hubbard aka Kathleen Cronin. She ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



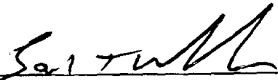
G.G. NOLAN
MY COMMISSION # FF 007552
EXPIRES: July 8, 2017
Bonded Thru Budget Notary Services

G.G. Nolan
Notary Public
Printed Name: G.G. Nolan

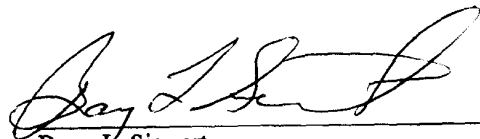
My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Earl T. Williams

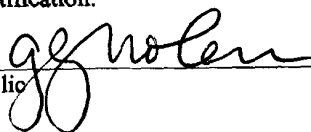

Witness Name: G.G. Nolan


Barry L. Siewert

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this _____ day of February, 2017 by Barry L. Siewert. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____



G.G. NOLAN
MY COMMISSION # FF 007552
EXPIRES: July 8, 2017
Bonded Thru Budget Notary Services

Exhibit A

PARCEL 6:

A portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 30; thence North $89^{\circ}34'13''$ East, along the North line of said Section 30, a distance of 4018.53 feet to the Northwest corner of said East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; thence South $00^{\circ}09'11''$ East, along the West line of said East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, a distance of 1348.00 feet for a POINT OF BEGINNING; thence continue South $00^{\circ}09'11''$ East, along said last mentioned line, 344.00 feet; thence North $89^{\circ}34'13''$ East, 1299.76 feet to the Westerly right of way line of Branan Field/Chaffee Road (as established by the State of Florida Department of Transportation Section No. 71293-2501); thence North $00^{\circ}18'33''$ West, along said Westerly right of way line, parallel to and 40 feet Westerly of when measured at right angles to the East line of said Section 30, a distance of 344.00 feet; thence South $89^{\circ}34'13''$ West, 1298.83 feet to the POINT OF BEGINNING.

Containing 10.2681 acres.

SUBJECT TO any rights thereof pertaining to that certain proposed 60 foot easement for ingress, egress and utilities, recorded in said Official Records Book 1674, Page 1622 and further subject to that certain 25 foot easement recorded in Official Records Book 257, Page 61 and further subject to that portion of that certain 75 foot easement recorded in Official Records Book 45, Page 157 and further subject to that certain Seminole Electric Cooperative Easement recorded in Official Records Book 1468, Page 1082, all of the Public Records of said County.