

Prepared by:
Alexandra B. Griffin, Esq.
Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003
File Number: LAMPKE
Sales Price: \$75,000.00

WARRANTY DEED

THIS INDENTURE, made this 11th day of May, 2017, by Governor's Pointe Yacht Club LLC, a Florida limited liability company, whose address is 106 Yacht Club Pointe, Green Cove Springs, FL 32043 and TrueMark Properties II, LLP, whose address is 7666 Blanding Blvd., Jacksonville, FL 32244, hereinafter called the Grantor, to Scott T. Lampke and Lauren A. Lampke, whose address is c/o Mark Lampke, 105 Yacht Club Paoint, Green COve SPrrings, FL 32043, hereinafter called the Grantee,

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, Grantee's heirs and assigns forever, the following described land, situate lying and being in Clay County, Florida, to wit:

Lot 1, Governor's Pointe Addition, according to the map or plat thereof, as recorded in Plat Book 57, Page(s) 32 through 34, of the Public Records of Clay County, Florida.

Parcel ID Number: 38-06-26-018019-000-01

Subject to Covenants, Restrictions and Easements of Record. Subject also to taxes for 2017 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signatures of Grantors on Following Page

DEED Individual Warranty Deed - Legal on Face

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

Signed, sealed and delivered
in the presence of two witnesses:

Witness No. 1

Witness Sign Name

Witness Print Name


Mark Lampke

Governor's Pointe Yacht Club LLC, a Florida limited liability company

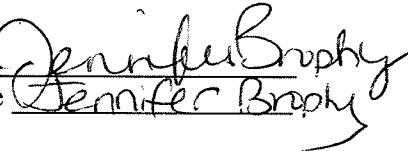
By:  (Seal)

Mark Lampke, its Authorized Member

Witness No. 2

Witness Sign Name

Witness Print Name


Jennifer Brophy

State of Florida
County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me on this 11 day of May, 2017, by Mark Lampke, authorized member of Governor's Pointe Yacht Club LLC, on behalf of the company, () who is/are personally known to me or (x) who has produced FL ID as identification.

(Affix Notary Stamp)

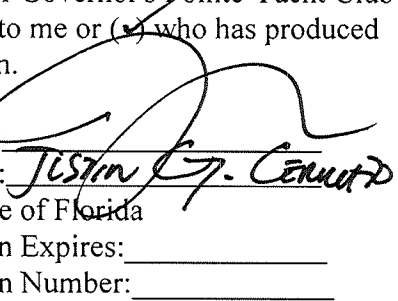
Notary Sign Name:

Notary Print Name:

Notary Public, State of Florida

Notary Commission Expires:

Notary Commission Number:


Justin G. Cennamo
Notary Public, State of Florida
Notary Commission Expires: _____
Notary Commission Number: _____

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

Signed, sealed and delivered
in the presence of two witnesses:

Witness No. 1

Witness Sign Name

Witness Print Name Justin G. Cernuto

TrueMark Properties, LLP, a Florida limited liability partnership

By: [Signature] (Seal)

William M. Lampke, Partner
TrueMark Properties, LLP, a Florida limited liability partnership

Witness No. 2

Witness Sign Name

Witness Print Name Jennifer Brophy

By: [Signature] (Seal)

James W. True, Partner

State of Florida
County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me on this _____ day of May, 2017, by William M. Lampke and James W. True, sole partners of TrueMark Properties, LLP, a Florida limited liability partnership, on behalf of the partnership, () who is/are personally known to me or (✓) who has produced FL ID as identification.

(Affix Notary Stamp)

Notary Sign Name: [Signature]
Notary Print Name: Justin G. Cernuto
Notary Public, State of Florida
Notary Commission Expires: _____
Notary Commission Number: _____

PARTNERSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF CLAY

BEFORE ME, the undersigned authority, personally appeared William M. Lampke and James W. True, sole partners of TrueMark Properties, LLP, a Florida limited liability partnership ("Owner"), who being by me first duly sworn, on oath, depose and say:

1. The Owner is the owner of legal title of the following described property (the "Property"), to-wit:

Lot 5, Governor's Pointe Addition, according to the map or plat thereof, as recorded in Plat Book 57, Pages 32 through 34, of the Public Records of Clay County, Florida.

2. That Owner is a limited partnership duly organized and validly existing under the laws of the State of Florida, and is in good standing under the laws of said State and not dissolved;

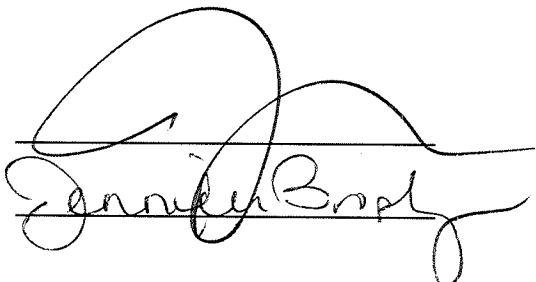
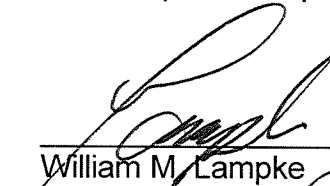
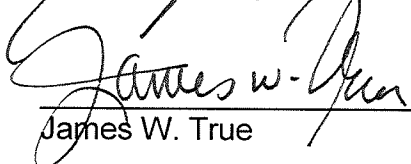
3. That the following is all of the partners of the partnership;

William M. Lampke and James W. True

4. That the partnership is in existence and is in full force and effect under a valid partnership agreement.

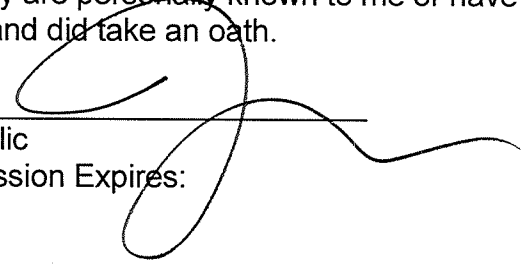
5. That William M. Lampke and James W. True have full power and authority, pursuant to the terms of its partnership agreement, to convey the above described property and that the partners have consented to the sale of this property.

6. That neither the partnership nor any of the partners have been debtors in any bankruptcy proceeding during the existence of the partnership.



 William M. Lampke

 James W. True

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 11 day of May, 2017 by William M. Lampke and James W. True. They are personally known to me or have produced a Florida Driver's License as identification and did take an oath.


 Notary Public
 My Commission Expires: