

A Prepared by and Return to:
River City Title, LLC
11512 Lake Mead Ave, Suite 801
Jacksonville, Florida 32256

17118677
\$58000⁰⁰

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 7th day of December, 2017 by Highlink, LLC, a Florida limited liability company, as Trustee of the 2930 Ravines Rd 1206 Land Trust ("Grantor"), whose address is 4745 Sutton Park Court, Suite 601, Jacksonville, Florida 32224 to and in favor of Bryanna Suzanne Staley, a single woman, ("Grantee"), whose address is 2930 Ravines Road #1206, Middleburg, Florida 32068.

(Whenever used herein the term "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 corporation)

WITNESSETH, That the Grantor, for \$10.00 and other valuable consideration, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, her heirs, successors and assigns forever, that real property located in Clay County, Florida, which is described as follows:

Unit 1206, Ravines Resort Condominium Cluster 12, according to the Declaration of Condominium recorded in O.R. Book 769, page 147, and all exhibits and amendments thereof, in the public records of Clay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Real Estate Parcel Number: 130524-021388-055-02

SUBJECT TO taxes for the year 2017 and subsequent years.

SUBJECT TO all covenants, conditions, restrictions, reservations, and easements of record, if any; provided however that this mention shall not serve to reimpose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever AND the Grantor hereby covenants with the 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 Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed these present the 7th December, 2017.

Signed, sealed and delivered
In the presence of:

Jessie Gale Smith
Witness signature
Jessie Gale Smith
Print witness name

Highlink, LLC, a Florida limited
Liability company, as Trustee of the
2930 Ravines Rd 1206 Land Trust
By: Sinan Bashir
Its: Managing Member

Lauren Gordon
Witness signature
Lauren Gordon
Print witness name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 7th day of December, 2017, by Sinan Bashir as Managing Member on behalf of Highlink, LLC, a Florida limited liability company, as Trustee of the 2930 Ravines Rd 1206 Land Trust is/are personally known to me or who has produced _____ as identification.

Jessie Gale Smith
Notary Public

