

PREPARED BY & RETURN TO:
THOMAS C. SANTORO, ESQ.
1700 Wells Road, Ste. 5
Orange Park, Florida 32073

WARRANTY DEED

THIS INDENTURE, made 26 DAY OF March, 2018, between **SOLE GOLF PROPERTIES II, INC., a Florida corporation**, whose address is: 2525 Country Club Blvd., Orange Park, FL 32073, in the State of Florida, party of the first part, and **THOMAS C. SANTORO, a single man**, party of the second part, whose address is 1700 Wells Road Suite 5, Orange Park, FL 32073.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land in Clay County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

This deed was prepared without the benefit of a title search and examination.
TOGETHER with all 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, 2017.

Signed, sealed and delivered

SOLE GOLF PROPERTIES II, INC., a Florida corporation

Annette Rouse
Witness Annette Rouse

Charles Raulerson
By: CHARLES RAULERSON, President

Trina M. Larsen
Witness TRINA M. LARSEN

STATE OF FLORIDA
COUNTY OF CLAY

I HEREBY CERTIFY that on this 26 day of March, 2018, before me, an officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared CHARLES RAULERSON, President of SOLE GOLF PROPERTIES II, INC., a Florida corporation, who is personally known to me or who has produced a driver's license as identification and who did take an oath that he executed the foregoing instrument and has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the State and County aforesaid this 26 day of March, 2018.

Trina M. Larsen
Notary Public

TRINA M. LARSEN



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