

\$235000⁰⁰

This Instrument Prepared By:
Jarrod Turner, Esquire*

After Recording, Please Mail to Grantee(s) at:

Travis Jon Hillesheim and Susanne Marie Leopold, 1510 Majestic View Lane, Fleming Island, FL 32003

Parcel ID Number: 380526-014266-044-28

19027607

SPECIAL WARRANTY DEED

This Special Warranty Deed is made by and between The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420, ("Grantor"), and Travis Jon Hillesheim and Susanne Marie Leopold,* whose address is 14 Southeast 16th Terrace, Cape Coral, FL 33990 ("Grantee(s)"). *husband and wife

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Clay County, Florida:

LOT 128, CYPRESS GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF
RECORDED AT PLAT BOOK 46, PAGES 43 THROUGH 53, IN THE PUBLIC RECORDS OF
CLAY COUNTY, FLORIDA. The legal description was obtained from a previously recorded
instrument.

Being the same property conveyed to Grantor by instrument recorded on 12/18/2108 at OR BK: 4150
PG: 1282 in the records of Clay County, Florida.

Commonly known as: 1510 Majestic View Lane, Fleming Island, FL 32003. This address is provided
for informational purposes only.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real
property taxes for the current year.

Grantor hereby covenants with Grantee(s) that the property is free of all encumbrances made by Grantor
and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons
claiming by, through or under Grantor, but not otherwise.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest
acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a
lien in favor of Grantor or its predecessor in interest.

The foregoing is not the homestead property of the Grantor.

Dated: 22 day of April, 2019.

[Signature Page Follows]

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By:

Printed Name, Title

*By the Secretary's duly authorized property
management contractor, Vendor Resource
Management, pursuant to a delegation of authority
found at 38 C.F.R. 36.4345(f)*

Witness

Printed Name:

Witness:

Printed Name:

ACKNOWLEDGMENT

STATE OF TEXAS)

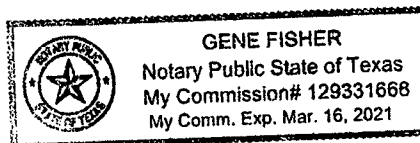
COUNTY OF DENTON)

Arp
Rhonda Canada ^{Arp} on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 22 day of April, 2019.

Notary Public

My Commission Expires: _____



*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with Grantee(s), and did not provide legal advice to Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterlawfirm.com/(713) 360-6290.