

Prepared By:

Stewart Title
10 S. Riverside, Suite 1450
Chicago, IL 60606

Return To:

Stewart Title Guaranty Company
17177 N. Laurel Park Dr., Suite 108
Livonia, MI 48152
Attn: John D. Tacia

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17 day of April, 2020, HP FLORIDA I LLC, a Delaware Limited Liability Company and having its principal place of business at 120 S. Riverside Plaza, Suite 2000, Chicago, IL 60606, hereinafter called the grantor and, HPA BORROWER 2020-2 ML LLC, a Delaware Limited Liability Company whose post office address is 120 S. Riverside Plaza, Suite 2000, Chicago, IL 60606, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Clay County, Florida, viz:

Attached Exhibit A

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

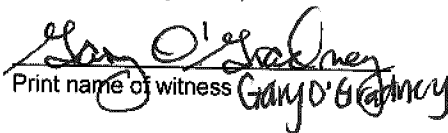
TO HAVE AND TO HOLD the same in fee simple forever.

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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

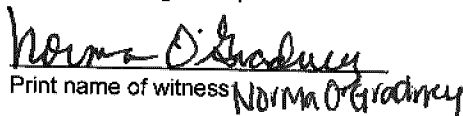
SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first abovescribed.

(Witness Signature)


Print name of witness Gary O'Grady

(Witness Signature)


Print name of witness Norma O'Grady

HP FLORIDA I LLC

BY: 

Pedro Hernandez
Assistant Secretary

Address:

120 S. Riverside Plaza, Suite 2000

Chicago, IL 60606

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this 13 day of April, 2020 by Pedro Hernandez as authorized signatory for HP FLORIDA I LLC who is (x) personally known to me or () produced _____ as identification.


Notary Public

OFFICIAL SEAL
MALLORY BOZOVIC
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JAN. 28, 2023

"Exhibit A"

The Land referred to herein is situated in the State of Florida, County of Clay and described as follows:

Lot 23

A parcel of land lying in Thomas Grant, Section 37, Township 6 South, Range 26 East, Clay County, Florida and being more particularly described as follows:

Commence at a point on the Southwesterly line of said Section 37 at the Northwest corner of Sections 3, Township 6 South, Range 26 East of said county, and run N 14°53'30" W 357.60 feet; thence run S 65°16'00" E 282.25 feet; thence run N 47°37'30" E 565.21 feet to an iron and the Point of Beginning, thence continue N 47°37'30" E 100.00 feet to an iron, thence run S 42°22'30" E 200.00 feet to an iron; thence run S 47°37'30" W 100.00 feet to an iron; thence run N 42°22'30" W 200.00 feet to the Point of Beginning.

1235 Travers Rd Green Cove Springs, FL 32043

Tax ID: 370626-015724-041-00

Lot 77, Highland Mill at Oakleaf Plantation, as per thereof, recorded in Plat Book 39, at Page 61, of the Public Records of Clay County, Florida.

3342 Highland Mill Lane Orange Park, FL 32065

Tax ID: 050425-007868-004-77