

File: 20108971-Z

*Please return after recording to:*

BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108

Tax ID: 050426-019828-070-00

*Mail tax statement to:*

ARVM 5, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

*This Instrument Prepared By:*

Jarrold Turner, Esquire\*, c/o BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108

WARRANTY DEED

This Warranty Deed is made by and between Lana M. Brooks, a married woman and Melinda S. Kauffmann, a married woman, each to an undivided one-half interest, whose address is 5349 Brooks Lane, Loganville, GA 30052, ("Grantor(s)"), and ARVM 5, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantee(s)").

Grantor, in consideration of the sum of \$205,000.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has hereby granted, bargained and sold to Grantee(s) the following described real property in Clay County, Florida:

LOT 23, BLOCK 2, BELLAIR UNIT NO. 9, ACCORDING TO PLAT THEREOF RECORDED IN  
PLAT BOOK 15, PAGES 62 AND 63 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

Being the same property conveyed to Grantor(s) by instrument recorded on 5/22/2017 at OR BK: 3975 PG: 567 reserving a life estate for Charles F. Peters (Charles F. Peters having passed away on 3/24/2018, thereby terminating the life estate) in the records of Clay County, Florida.

Commonly known as: 463 Kevin Drive, Orange Park, FL 32073. 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 all lawful claims.

TO HAVE AND TO HOLD the above the Premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the Grantee(s), Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor(s) does hereby bind Grantor(s), Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the Premises to the Grantee(s), Grantee(s)'s heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming.

THE FOREGOING IS NOT THE HOMESTEAD OF THE GRANTOR.

Dated: 17 day of August, 2020

[Signature Page Follows]

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GRANTOR(S):

Melinda S. Kauffmann  
Melinda S. Kauffmann

Beth Carder

Witness Name: BETH CARDER

A. Nicole Sheffield

Witness Name: A. Nicole Sheffield

ACKNOWLEDGMENT

STATE OF GA )

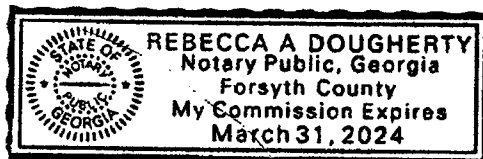
COUNTY OF Forsyth )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, personally appeared Melinda S. Kauffmann and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 13 day of October, 2020

Rebecca A. Dougherty  
Notary Public

My Commission Expires: 3/31/2024



GRANTOR(S):

Lana M. Brooks  
Lana M. Brooks

Beth Carder

Witness Name: BETH CARDER

A. Nicole Sheffield

Witness Name: A. Nicole Sheffield

## ACKNOWLEDGMENT

STATE OF GA

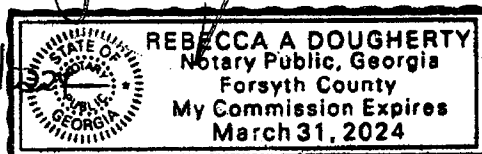
COUNTY OF Forsyth

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, personally appeared Lana M. Brooks and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 13 day of October, 2020

Rebecca A. Dougherty  
Notary Public

My Commission Expires: 3/31/2024



After recording, please return to:

BCHH, Inc.  
181 Montour Run Road  
Coraopolis, PA 15108  
(412) 275-3720

\*BCHH, Inc required the preparer to provide a deed without a Grantee or an amount of consideration. BCHH, Inc. also required the preparer to prepare the deed without reviewing any Grantor information, including, but not limited to: marital status, community property, corporate registration and name verification, state of incorporation, or other significant information. The Grantor's name and vesting as it appears on this deed was directed by BCHH, Inc. Any mistakes, errors, or problems with the Grantor, Grantee, or consideration are solely the responsibility of BCHH, Inc., and by using this deed, BCHH, Inc. agrees to the same. Furthermore, 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 makes no representations as to the accuracy of legal description or current deed information, or any other information contained in this document. The preparer is not responsible for any typed or hand-written additions made to this document after its preparation. BCHH, Inc. frequently makes changes or alterations not approved by the preparer. Any questions regarding this deed should be directed to BCHH, Inc., 181 Montour Run Road, Coraopolis, PA 15108.