

Prepared by and return to:
J. Riley Williams, PLC
2141 Park Street
Jacksonville, FL 32204
File Number: 8900.0036

Space Above This Line For Recording Data

Warranty Deed

This Warranty Deed made this 15th day of December, 2020 between **Andrew Randall and Nicole Randall, husband and wife**, whose address is 1865 Salt Myrtle Creek Ln, Jacksonville, FL 32204 grantor, and **Brooke Wiles, a single woman and Justin Will, a single man, as Joint Tenants with Rights to Survivorship**, whose address is 3254 Gay Rd, Orange Park, FL 32065, grantee:

(Whenever used herein the terms "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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Clay County, Florida to-wit:

Exhibit "A" attached.

RE: 26042500863500400

Subject to covenants, easements and restrictions of record, if any.

Together with all the 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 31st, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Melisa B. Coll
Witness Name: Melisa B. Coll

Andrew Randall
Andrew Randall

Ayla Cornelius
Witness Name: Ayla Cornelius

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 14 day of December, 2020 by **Andrew Randall** who [☐] is personally known or [☒] has produced a driver's license as identification.

Notary Seal



MELISA B. COLL
Commission # HH 043118
Expires September 16, 2024
Bonded thru Budgetary Services

Melisa B. Coll
Notary Public, State of Florida
Printed Name: Melisa B. Coll
My Commission Expires: _____

Signed, sealed and delivered in our presence:

Leah P. Miller
Witness Name: Leah P. Miller
Leah P. Miller
Witness Name: Leah P. Miller

Nicole Randall
Nicole Randall

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 15 day of December, 2020 by **Nicole Randall**, who [☐] is personally known or [☒] has produced a driver's license as identification.

Notary Seal



Leah P. Miller
Notary Public, State of Florida
Printed Name: _____
My Commission Expires: _____

Exhibit "A"

A PARCEL OF LAND SITUATED IN LOT 2, DIVISION 1, SILCOX ESTATE, CLAY COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 2, PAGE 42 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ON THE WEST LINE THEREOF RUN NORTH 00 DEGREES 53 MINUTES 00 SECONDS WEST 435.00 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 00 SECONDS EAST 600.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 07 MINUTES 00 SECONDS EAST 150.94 FEET; THENCE SOUTH 28 DEGREES 44 MINUTES 00 SECONDS EAST 327.99 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 00 SECONDS WEST 304.16 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 00 SECONDS WEST 290.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN BASEMENT FOR GENERAL ROAD PURPOSES AND UTILITIES COVERING THE FOLLOWING DESCRIBED PORTION OF SAID LOT 2:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ON THE WEST LINE THEREOF RUN NORTH 00 DEGREES 53 MINUTES 00 SECONDS WEST 435.00 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 00 SECONDS EAST 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 07 MINUTES 00 SECONDS EAST 473.97 FEET; THENCE SOUTH 28 DEGREES 44 MINUTES 00 SECONDS EAST 319.87 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 00 SECONDS WEST 22.62 FEET; THENCE SOUTH 28 DEGREES 44 MINUTES 00 SECONDS EAST 8.12 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 00 SECONDS WEST 22.62 FEET; THENCE NORTH 28 DEGREES 44 MINUTES 00 SECONDS WEST 305.37 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 00 SECONDS WEST 439.30 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 00 SECONDS WEST 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE BASEMENT FOR INGRESS AND EGRESS EXTENDING FROM THE SOUTHERN TERMINUS OF A COUNTY ROAD TO THE NORTHERN BOUNDARY OF THE ABOVE DESCRIBED REAL PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 66 FOOT WIDE PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, DIVISION 1, SILCOX ESTATE, CLAY COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 2 PAGE 42 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2, DIVISION 1 SAID SILCOX ESTATE; THENCE ON THE WESTERLY LINE THEREOF, RUN NORTH 00 DEGREES 53 MINUTES WEST 435.0 FEET; THENCE NORTH 89 DEGREES 07 MINUTES EAST 280.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 23 MINUTES 16 SECONDS WEST 423.26 FEET; THENCE SOUTH 78 DEGREES 49 MINUTES EAST 66.0 FEET; THENCE NORTH 11 DEGREES 11 MINUTES EAST 13.77 FEET; THENCE SOUTH 12 DEGREES 23 MINUTES 16 SECONDS EAST 422.92 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES WEST 67.35 FEET TO THE POINT OF BEGINNING.