

Prepared by:
Joshua Bernard
Bernard & Scherer, P.A.
480 Busch Drive
Jacksonville, Florida 32218

File Number: 21-1086

General Warranty Deed

Made this March 31, 2021 A.D. By **Christopher Allen Prokop and Catrina Marie Prokop, husband and wife** whose address is: 3036 Eagles Bluff Way, Green Cove Springs, FL 32043, hereinafter called the grantor, to **Ralph Joseph Myers and Khristina Yvonne Myers, husband and wife**, whose post office address is: 1426 Wilkies Point Rd., Green Cove Springs, FL 32043, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

Parcel ID Number: **28-05-26-014329-000-00**

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 31, 2020.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Victoria Prokop
 Witness Printed Name Victoria Prokop

Christopher Allen Prokop (Seal)
 Christopher Allen Prokop

Jeff Dyson
 Witness Printed Name Jeff Dyson
Donna R Dyson
Donna R Dyson

State of Florida
 County of Duval

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 26 day of March, 2021, by Christopher Allen Prokop, who is/are personally known to me or who has produced _____ as identification.

Donna R Dyson
 Notary Public
 Print Name: Donna R Dyson
 My Commission Expires: _____

DONNA R. DYSON
 Notary Public, State of Florida
 My Comm. Expires 9/23/21
 Commission No. GG120146

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

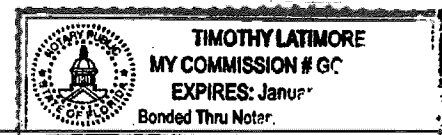
Jamie E. Freeland
 Witness Printed Name Jamie E. Freeland

Timothy Latimore
 Witness Printed Name Timothy Latimore

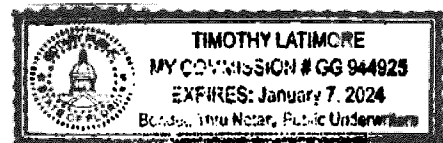
Catrina Marie Prokop (Seal)
 Catrina Marie Prokop

State of Florida
 County of Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19 day of March, 2021, by **Catrina Marie Prokop**, who is/are personally known to me or who has produced Drivers License as identification.



Notary Public
 Print Name: Timothy Latimore
 My Commission Expires: 01-07-2024



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EXHIBIT "A"

Part of Government Lot 4, Section 28, Township 5 South, Range 26 East, Clay County, Florida, more particularly described as follows:

For a Point of Reference commence at the Southwest corner of Government Lot 4, Section 28, Township 5 South, Range 26 East, and run North 00 degrees 59 minutes West 347.30 feet; thence North 88 degrees 01 minutes East, 537.00 feet to an iron at the Southwesterly corner of lands described in Official Records Book 3232, Page 185, of the Public Records of said county; thence along the Southerly line thereof, North 89 degrees 20 minutes 40 seconds East, 385.00 feet to an iron at the Southeasterly corner of said lands; thence along the Southeasterly line of said lands, North 45 degrees 56 minutes 37 seconds East, 252.18 feet to an iron and the Point of Beginning of Lot 1 herein described;

Thence along said Southeasterly line, South 45 degrees 56 minutes 37 seconds West, 50.46 feet to an iron; thence departing said line, North 45 degrees 56 minutes 37 seconds West, 264.92 feet to an iron on the Northwesterly line of said lands described in Official Records Book 3232, Page 185; thence along said line, North 46 degrees 01 minutes 25 seconds East, 49.58 feet to an iron on the Northerly line of said lands; thence along said line, South 49 degrees 06 minutes 19 seconds East, 149.54 feet to a concrete monument; thence North 47 degrees 11 minutes 42 seconds East 393.81 feet to an iron; thence continue North 47 degrees 11 minutes 42 seconds East, 16 feet, more or less to the high water mark of the Saint Johns River; thence in a Southeasterly direction along said high water line, 155 feet, more or less to an intersection with said Southeasterly line of Official Records Book 3232, Page 185, said line bearing North 52 degrees 54 minutes 40 seconds East from the Point of Beginning; thence along said line, South 52 degrees 54 minutes 40 seconds West, 30 feet, more or less, to a concrete monument; thence continue South 52 degrees 54 minutes 40 seconds West, 389.05 feet to the Point of Beginning of Lot 1 described herein.

Together with and subject to:

A 30 foot wide easement for ingress and egress covering a part of Government Lot 4, Section 28, Township 5 South, Range 26 East, Clay County, Florida more particularly described as follow:

For a Point of Reference commence at the Southwest corner of Government Lot 4, Section 28, Township 5 South, Range 28 East, and run North 00 degrees 59 minutes West, 347.30 feet; thence North 88 degrees 01 minutes East 537.00 feet to an iron at the Southwesterly corner of lands described in Official Records Book 3232, Page 185 of the Public Records of said county; thence along the Southerly line thereof, North 89 degrees 20 minutes 40 seconds East 341.34 feet to the Point of Beginning of the 30 foot easement herein described;

Thence continue along the said line North 89 degrees 20 minutes 40 seconds East, 43.66 feet to an iron at the Southeasterly corner of said lands; thence along the Southeasterly line thereof, North 45 degrees 56 minutes 37 seconds East, 201.72 feet to an iron; thence departing said line, North 49 degrees 06 minutes 19 seconds West, 30.12 feet; thence South 45 degrees 56 minutes 37 seconds West, 230.79 feet to the Point of Beginning of 30 foot easement described herein.