

Prepared by:
Jonathan Bolick
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2100515

21059364

General Warranty Deed

Made this 30 day of April, 2021 A.D. By **Ocean Blue Management, LLC, an Alaska Limited Liability Company, as Trustee of the Walk in the Country Land Trust**, whose post office address is: 7 Oceanside Drive, Saint Augustine, Florida 32080, hereinafter called the grantor, to **Michael M. Sniegion, and Margaret Ellen Sniegion, husband and wife**, whose post office address is: 1705 Country Walk Drive, Fleming Island, Florida 32003, 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 \$530,000.00 and other valuable considerations, receive whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situate in Clay County, Florida, viz:

Lot 75, Country Walk at Eagle Harbor, a subdivision according to the plat thereof recorded at Plat Book 30, Pages 7 through 16, in the Public Records of Clay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or members of the household of Grantor(s) reside thereon.

Parcel ID Number: 31-04-26-021262-019-75

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 defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accrued 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:

Teresa Brennan as Manager
of Ocean Blue Management, LLC

J. C. Peck
Witness Printed Name Judy PelFREY

(Se:
Teresa Brennan as Manager of Ocean Blue Management
LLC an Alaska Limited Liability Company, as Trustee of t
Walk in the Country Land Trust
Address: 7 Oceanside Drive, Saint Augustine, Florida 32080

Neil Avery III
Witness Printed Name NEIL AVERY III

State of FL

County of Clay

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization
30 day of April, 2021, by Teresa Brennan as Manager of Ocean Blue Management, LLC an Alaska Lim
Liability Company, as Trustee of the Walk in the Country Land Trust, who is/are personally known to me or who has produ
BZ as identification.

J. C. Peck
Notary Public
Print Name: Judy PelFREY
My Commission Expires: 10-25-2023

