

PREPARED BY & RETURN TO:

BARRY J. FULLER, Esq.
FULLER & ASSOCIATES
735 NORTH PALMETTO AVENUE
GREEN COVE SPRINGS, FL 32043

Note to Documentary Stamp Examiner: This deed is given
by a trust beneficiary to a trust pursuant to 12B-4.013(29)(a),
F.A.C., does not change the beneficial ownership thereof,
and is exempt from documentary stamp tax.

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**WARRANTY DEED
TO TRUSTEE OF THE LUCKY DW REVOCABLE TRUST
DATED JUNE 17th, 2021**

THIS DEED is made this 17th day of June, 2021 by: **DOUG WALKER, a/k/a DOUGLAS WALKER, a/k/a DOUGLAS G. WALKER**, an unmarried man, whose post office address is 365 Aries Drive, Orange Park, Florida 32073, hereinafter referred to as "**GRANTOR**", and **DOUGLAS GEORGE WALKER AS TRUSTEE OF THE LUCKY DW REVOCABLE TRUST DATED JUNE 17th, 2021**, hereinafter referred to as "**TRUSTEE**", whose post office address is 365 Aries Drive, Orange park, Florida 32073.

WITNESSETH: That the Grantor/s, for and in consideration of the sum of Ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee/s, and Trustee's successors and assigns forever, the following described real property located in Clay County, Florida:

Pursuant to Exhibit "A" attached hereto and by this reference made a part hereof.

Grantor warrants and represents to Grantee that the above described real property is not the homestead property of the Grantor.

Subject to Covenants, Conditions, Easements, Restrictions and Liens of Record.

THIS INSTRUMENT PREPARED BY BARRY J. FULLER, ATTORNEY AT LAW. TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED, NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION EITHER EXPRESS OR IMPLIED IS GIVEN BY SAID ATTORNEY AS TO THE VALIDITY, MARKETABILITY OR CONDITION OF THE TITLE, THE LOCATION OF THE BOUNDARIES OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, to have and to hold the same in fee simple forever.

AND the Grantor/s hereby covenants with said Trustee/s that the Grantor/s is lawfully seized of the land in fee simple; that the Grantor/s has good right and lawful authority to sell and convey the land to Trustee/s; that the Trustee/s shall have quiet enjoyment of the land; that the Grantor/s fully warrants and will defend the title to the land against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except covenants, restrictions and easements of record and taxes accruing subsequent to the year of conveyance and thereafter.

TO HAVE AND TO HOLD, the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor either in law or equity, to the only use, benefit and behoof of the said Grantee forever.

TOGETHER WITH the following powers and for the following uses and purposes:

1. AUTHORITY OF TRUSTEE. Full power and authority is granted to the Trustee/s to: (a) improve, manage, protect, and subdivide the premises or any part of the premises; (b) dedicate parks, streets, highways, or alleys and vacate any subdivision, and to resubdivide the property as often as desired; (c) contract to sell; (d) grant options to purchase; (e) sell on any terms; (f) convey either with or without consideration; (g) convey the premises or any part to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustee/s; (h) donate, dedicate, mortgage, pledge, or otherwise encumber the property, or any part; (i) lease the property, or any part, from time to time, in possession or reversion, by leases to commence in the present or in the future, and on any terms and for any period or periods of time, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change, or modify leases and the terms and provisions at any time; (j) contract to make leases and grant options to lease and renew leases, and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; (k) partition or exchange the property, or any part, for other real or personal property; (l) grant easements or charges of any kind; (m) release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part; and (n) deal with the property and every part in all other ways and for other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above-specified, at any time.

2. RELIANCE BY THIRD PARTIES. In no case shall any party dealing with the Trustee/s in relation to the property, or to whom the property or any part shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee/s, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee/s, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee/s in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease, or other instrument: (a) that at the time of the delivery, the trust created by this conveyance and by the trust agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions,

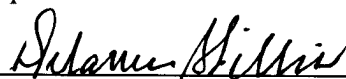
and limitations contained in this conveyance and in the trust agreement or in any amendment and is binding on all beneficiaries; (c) that the Trustee/s was duly authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of his or her predecessor in trust.

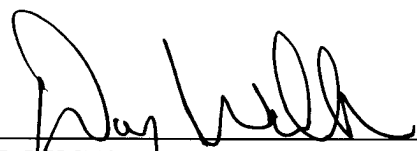
3. INTEREST OF BENEFICIARIES. The interest of each and every beneficiary of the herein named Trust, and of all persons claiming under them or any of them, shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and the interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds as more specifically set forth in said Trust.


4. SUCCESSOR TRUSTEE. Any successor Trustee/s shall have all of the rights, powers and discretion herein given to the original Trustee/s, without any act of conveyance or transfer. A certificate signed by any Trustee/s or any successor Trustee/s under this instrument and acknowledged before a notary public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate and the identity of the Trustee/s who from time to time is serving under it.

IN WITNESS WHEREOF, the Grantor/s have signed this Warranty Deed to Trustee/s of Living Trust on the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness: Delama Willis


DOUG WALKER


Witness: Barry J. Fuller

STATE OF FLORIDA
COUNTY OF CLAY

This deed was acknowledged before me by means of / physical presence or online notarization, on June 17th, 2021, by **DOUG WALKER**, an unmarried man, who is personally known to me and who did take an oath.

BARRY J. FULLER
Notary Public, State of Florida
My Comm. Expires 07/11/2021
Commission No. GG95571



Notary Public
My Commission Expires:
(Seal)

EXHIBIT "A"

1. Lot 10, Gnann and Canova Subdivision, Section 2, a Subdivision of a part of Government Lots 5 and 6, Section 11, Township 5 South, Range 24 East, Clay County, Florida, according to the plat thereof, recorded in Plat Book 5, Page 14, of the Public Records of said County
Parcel Identification # - 110524-006109-000-00.
2. Lot 22, Block 10, BELLAIR UNIT NO. 3, according to the plat thereof as recorded in Plat Book 6, Pages 64 and 65, of the Public records of Clay County, Florida
Parcel Identification# 070426-012059-000-00
3. Lot 8, SHERWOOD LAKE, according to the plat thereof, recorded in Plat Book 21, Page(s) 1,2, and 3, of the public records of Clay County, Florida
Parcel Identification # 050525-009016-005-11
4. The West ½ of Lot 3, Block A Green Cove Springs as per Plat Book 2, Page 1, part of Parcel # 380626-018181-000-00
Parcel Identification # 380626-018181-001-00
5. Lot 5, Block "P", SHANDS PLAT of Green Cove Springs, Florida, according to plat thereof as recorded in Plat Book 2, page 1, of the Public Records of Clay County, Florida.
Parcel Identification #380626-018219-000-00
6. The Easterly 75.0 feet of Lot 3, and all of Lots 4, 5, 6, 7, 8 and 9 of Block Three (3) EL-DORADO HEIGHTS, Clay County, Florida, as recorded in Plat Book 5, page 27, of the public records of Clay County, Florida.
Parcel Identification # 380626-016928-001-05
7. The North 83.3 Feet of the East 120 Feet of Lot 3, Block 3, S/D of a part of Lot C, Block 103, PALMER and FERRIS TRACT, as recorded in Plat Book 2, page 9, of the current public records of Clay County, Florida
Parcel Identification # 380626-016781-000-00

8. Parcel Identification # 350425-008230-013-00
350425-008230-012-00

Lot 12

A parcel of land lying in Government Lot 2, Section 35, Township 4 South, Range 25 East, Clay County, Florida. Said parcel being a portion of the lands described as Parcels in O.R.B. 1914; page 767 and Parcel 13 in O.R.B. 1855, page 1901 of the public records of said County and being more particularly described as follows:

For Point of Reference, commence at the Northwest corner of said Lot 2 and run North 89 degrees 03 minutes 09 seconds East, a distance of 700.00 feet to the Northwest corner of the lands described as Parcel 12 in O.R.B. 1914, page 767 of said public records and the Point of Beginning; thence run South 00 degrees 43 minutes 22 seconds East, along the West line thereof, 275.58 feet; thence run South 15 degrees 52 minutes 48 seconds East 112.98 feet; thence run South 09 degrees 19 minutes 53 seconds West 169.21 feet to the Southwest corner of said lands; thence run North 89 degrees 00 minutes 00 seconds East, along said South line, a distance of 142.63 feet to the West line of CSX Railway; thence run North 14 degrees 20 minutes 00 seconds East, along last said West line, 571.30 feet to the North line of said Government Lot 2; thence run South 89 degrees 03 minutes 09 seconds West 291.04 feet to the Point of Beginning.

Subject to a 60 foot wide easement over the Southerly 60 feet for ingress and egress.

Subject to the right of way of Brickyard Road as described in O.R.B. 1422, page 220.

Subject to a 30 foot wide easement over the Northerly 30 feet for ingress and egress.

Subject to an Easement to Clay Electric Cooperative as described in O.R.B. 533, page 528 of the public records of said County.

Subject to an easement lying between said Clay Electric Cooperative Easement and the right of way of the CSX Railway.

9. Parcel Identification # 360524-006764-012-00

A parcel of land situated in Section 36, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence on the east line thereof, run North 00 degrees 08 minutes 20 seconds West 2,323.42 feet; thence South 89 degrees 51 minutes 40 seconds West 293.22 feet to the point of beginning; thence North 00 degrees 08 minutes 20 seconds West 330.00 feet; thence South 89 degrees 51 minutes 40 seconds West 146.66 feet; thence South 00 degrees 08 minutes 20 seconds East 330.00 feet; thence North 89 degrees 51 minutes 40 seconds East 146.66 feet to said point of beginning; being in area 1.11 acres, more or less.

TOGETHER WITH 1973 WOOD Mobile Home Identification no. 3334025586W
Title no. 11220118

10. Parcel Identification # 380626-017064-000-00

A PARCEL OF LAND IN THE PALMER AND FERRIS TRACT OF THE CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE IRON AND TERRA COTTA MONUMENT AT THE NORTHEAST CORNER OF THE DEWITT'S SUBDIVISION AS SHOWN BY PLAT OF THE TOWN OF GREEN COVE SPRINGS AND RUNNING EASTERLY ALONG THE ORIGINAL FORBES LINE A DISTANCE OF 280 FEET TO THE NORTHWEST CORNER OF A STRIP OF LAND OWNED BY THE ATLANTIC COAST LINE RAILROAD; THENCE TURNING AND RUNNING SOUTHERLY ALONG THE WEST BOUNDARY OF THE SAID ATLANTIC COAST LINE RAILROAD LAND A DISTANCE OF 112 FEET TO THE NORTHEAST CORNER OF ALBERT SMITH'S LAND; THENCE TURNING AND RUNNING WESTERLY, PARALLEL TO THE SAID FORBES LINE A DISTANCE OF 138 FEET, TO A DIRT ROAD KNOWN AS WASHINGTON LANE; THENCE TURNING AND RUNNING NORTHERLY ALONG THE SAID WASHINGTON LANE A DISTANCE OF 81 FEET TO THE AFORESAID FORBES LINE, WHICH POINT OF INTERSECTION IS 173 FEET FROM THE NORTHEAST CORNER OF THE LAND HEREIN CONVEYED.

11. Parcel Identification # 380626-018402-000-00

Lots 1 and 2, Block 13, GOLDEN GATE MANOR, according to plat thereof as recorded in Plat Book 2, page 59, of the public records of Clay County, Florida,

LESS AND EXCEPT the following described parcel:

A parcel of land situated in Lots 1 and 2 of Block 13, of GOLDEN GATE MANOR, as per plat thereof recorded in Plat Book 2, page 59, of the public records of Clay County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Lot 1, Block 13, and run North 80 degrees 00 minutes East, along the southeasterly right of way line of North Street, 100.00 feet to the Point of Beginning; thence continue North 80 degrees 00 minutes East, along said right of way line, 50.00 feet to the Northeast corner of said Lot 1; thence run South 10 degrees 00 minutes East, along the East line of said Lots 1 and 2, a distance of 100.00 feet; thence run South 80 degrees 00 minutes West, 50.00 feet; thence run North 10 degrees 00 minutes West 100.00 feet to the Point of Beginning; said lands containing 0.115 acres, more or less.

12. Parcel Identification # 350425-008230-014-00
 350425-008230-015-00
 350425-008230-016-00
 350425-008230-017-00

A parcel of land lying in Government Lot 2, Section 35, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of said Lot 2 and run North 89 degrees 03 minutes 09 seconds East, a distance of 600.00 feet to a point for point of beginning. From the point of beginning thus described, continue North 89 degrees 03 minutes 09 seconds East, a distance of 100.00 feet to a point; run thence South 0 degrees 43 minutes 22 seconds East, a distance of 551.2 feet to a point; run thence South 89 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a point; run thence North 0 degrees 43 minutes 22 seconds West, a distance of 551.34 feet to the point of beginning. The lands thus described subject to a 60 foot easement over the Southerly 60.00 feet for ingress and egress. Subject lands containing 1.27 acres, more or less. Also known as Lot 13.

A parcel of land lying in Government Lot 2, Section 35, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of said Lot 2 and run North 89 degrees 03 minutes 09 seconds East, a distance of 500.00 feet to a point for point of beginning. From the point of beginning thus described continue North 89 degrees 03 minutes 09 seconds East, a distance of 100.00 feet to a point; run thence South 0 degrees 43 minutes 22 seconds East, a distance of 551.34 feet to a point; run thence South 89 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a point; run thence North 0 degrees 43 minutes 22 seconds West, a distance of 551.43 feet to the point of beginning. The lands thus described subject to a 60 foot easement over the Southerly 60.00 feet for ingress and egress. Subject lands also containing 1.27 acres, more or less. Also known as Lot 14.

A parcel of land lying in Government Lot 2, Section 35, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a point of reference commence at the NW corner of said Lot 2, and run North 89 degrees 03 minutes 09 seconds East, a distance of 400.00 feet to a point for point of beginning. From the point of beginning thus described continue North 89 degrees 03 minutes 09 seconds East, a distance of 100.00 feet to a point; run thence South 0 degrees 43 minutes 22 seconds East, a distance of 351.43 feet to a point; run thence South 89 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a point; run thence North 0 degrees 43 minutes 22 seconds West, a distance of 551.52 feet to the point of beginning. The lands described subject to a 60 foot easement over the Southerly 60.00 feet for ingress and egress. Subject lands also containing 1.27 acres, more or less. Also known as Lot 15.

A parcel of land lying in Government Lot 2, Section 35, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of said Lot 2 and run North 89 degrees 03 minutes 09 seconds East, a distance of 300.00 feet to a point for point of beginning. From the point of beginning thus described, continue North 89 degrees 03 minutes 09 seconds East, a distance of 100.00 feet to a point; run thence South 0 degrees 43 minutes 22 seconds East, a distance of 351.52 feet to a point; run thence South 89 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a point; run thence North 0 degrees 43 minutes 22 seconds West, a distance of 551.62 feet to the point of beginning. The lands thus described subject to a 60 foot easement over the Southerly 60.00 feet for ingress and egress. Subject lands also containing 1.27 acres, more or less. Also known as Lot 16.

LESS AND EXCEPT LOTS 13-A, 14-A, 15-A, and 16-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 2630 PAGE 451, OFFICIAL RECORDS BOOK 2707 PAGE 381, OFFICIAL RECORDS BOOK 2707 PAGE 463, OFFICIAL RECORDS BOOK 2707 PAGE 511, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

13. Parcel Identification # 090626-015508-005-00

A PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE ON THE SOUTH LINE THEREOF RUN NORTH 89° 48' 14" EAST, 1361.35 FEET; THENCE NORTH 01° 12' 16" WEST, 90.84 FEET; THENCE ON THE EAST LINE OF STATE ROAD NO. 16A, SECTION 71610-2602 AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP DATED JUNE 13, 1963, RUN NORTH 01° 12' 16" WEST, 717.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON LAST SAID LINE NORTH 01° 12' 16" WEST, 100 FEET; THENCE NORTH 88° 29' 29" EAST, 288.02 FEET; THENCE SOUTH 01° 12' 16" EAST, 100 FEET; THENCE SOUTH 88° 29' 29" WEST, 288.02 FEET TO THE POINT OF BEGINNING.

14. Parcel Identification # 250424-005595-000-00

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE ON THE EAST LINE THEREOF NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST 40.00 FEET TO THE NORTH LINE OF COUNTY ROAD NO. C-220-A (OLD JENNINGS ROAD); THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 844.21 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 19 SECONDS WEST, 343.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 27 MINUTES 19 SECONDS WEST, 168.58 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 45 SECONDS EAST, 279.49 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 00 SECONDS EAST, 148.36 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 120.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 00 SECONDS EAST, 20.00 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 159.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES COVERING THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE ON THE EAST LINE THEREOF NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST, 40.00 FEET TO THE NORTH LINE OF SAID COUNTY ROAD NO. C-220-A; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 564.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 30.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 00 SECONDS WEST, 511.38 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 45 SECONDS EAST, 30.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 00 SECONDS EAST, 511.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MOBILE HOME LOCATED THEREON.