

Parcel Identification No:  
This Instrument Prepared By: Thurman A. Poppell, III  
and Return to:

Thurman A. Poppell, III  
4014 Scenic Drive  
Middleburg, FL 32068

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, made this 2<sup>nd</sup> day of August, 2021, between Kellie S. Brandes, a single woman, and Robert W. Searles, IV, a single man whose address is 3817 Forest Dr, Middleburg, FL 32068, Grantors, and Thurman A. Poppell, III, a single man and Nicole A. Davis, a single woman, whose address is 4014 Scenic Drive, Middleburg, FL 32068, Grantee.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----  
-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of CLAY, State of Florida, to-wit:

**Lots 14,15, and 16, BLACK CREEK FOREST**, according to the plat thereof recorded in Plat Book 5, Pages 20 and 21, Public Records of Clay County, Florida, more particularly described as follows:

**Lot 14, BLACK CREEK FOREST**, according to the plat thereof recorded in Plat Book 5, Pages 20 and 21, Public Records of Clay County, Florida.

**Lot 15, BLACK CREEK FOREST**, according to the plat thereof recorded in Plat Book 5, Pages 20 and 21, Public Records of Clay County, Florida.

**Lot 16, BLACK CREEK FOREST**, according to the plat thereof recorded in Plat Book 5, Pages 20 and 21, Public Records of Clay County, Florida. **EXCEPTING THEREFROM** a perpetual easement 15 feet in width along Northeasterly boundary of said lot for the purpose and use of maintaining a drainage ditch presently existing thereon, including the right to go upon said property to mountain, alter, deepen, and clean said drainage ditch.

**Lot 29, BLACK CREEK FOREST**, according to the plat thereof recorded in Plat Book 5, Pages 20 and 21, of the public records of said county; also, a portion of Section 13, Township 5 South, Range 24 East, Clay County, Florida, described as follows: Begin at the most Easterly corner of said Lot 30 and run on the Northeasterly line of last said line North 56 degrees 17 minutes West 100 feet; thence North 33 degrees 43 minutes East 100.00 feet; thence South 56 degrees 17 minutes East Approximately 385 feet to the Northwesterly line of Forest Drive; thence on the last said line run in general Southwesterly direction approximately 165 feet to the Northeasterly line of said Lot 29, thence on the last said line run Northwesterly to the point to the beginning.

**NON-HOMESTEAD**

**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, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

IN WITNESS WHEREOF, the Grantor has hereunto set it hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Steven Bender  
Witness #1 Signature

Steven Bender  
Witness #1 Printed Name

Joshua Bennett  
Witness #2 Signature

Joshua Bennett  
Witness #2 Printed Name

Kellie S. Brandes  
Kellie S. Brandes

Robert W. Searles, IV  
Robert W. Searles, IV

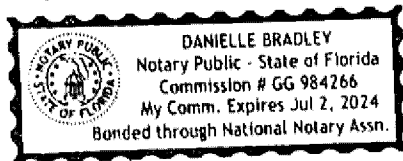
STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August, 2021, by Kellie S. Brandes and Robert W. Searles, VI who is appeared by ☒ physical presence or ☐ online notarization and has produced FL Drivers License as identification.

SEAL

My Commission Expires:



Danielle Bradley  
Notary Signature

Danielle Bradley Notary Public  
Printed Notary Signature