

Prepared under the direction of and return to:

Ian McKillop  
McKillop Law Firm, PL  
7563 Philips Highway  
Building 500  
Jacksonville, FL 32256  
File Number: 21-1481  
Consideration: \$185,000.00

---

**WARRANTY DEED**

This Warranty Deed made this 30th day of July, 2021 between **Patricia Gayle Jackson A/K/A Patricia Jackson, an unmarried woman**, whose post office address is 3552 North Ponce De Leon Boulevard, Unit 8, St. Augustine, FL 32084 (whether singular or plural, "Grantor"), and **H&H Real Estate Investing, LLC, a Florida Limited Liability Company**, whose post office address is 9310 Old Kings Road South, Suite 1702, Jacksonville, FL 32257 (whether singular or plural, "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 Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Clay, FL, (the "Property"):

**Lot 2, Block 4, Coppergate Unit One, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 45 through 48, of the Public Records of Clay County, Florida.**

RE#: 32-04-25-008101-039-30

Address: 1727 Penzance Parkway, Middleburg, FL 32068

Together with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes for 2021 and subsequent years, and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

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

Witness Signature: Cheryl Blackwelder  
 Witness Name: Cheryl Blackwelder

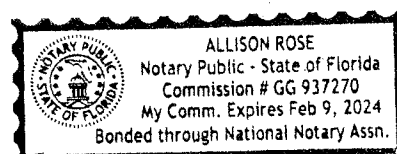
Witness Signature: Allison Rose  
 Witness Name: Allison Rose

X Patricia Gayle Jackson  
 Patricia Gayle Jackson A/K/A Patricia Jackson

STATE OF FLORIDA  
 COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 29 day of July, 2021, by Patricia Gayle Jackson A/K/A Patricia Jackson.

Allison Rose  
 Signature of Notary Public  
 Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: driver's license