

**Prepared by:**

MELISSA SUE RENZA, Esq.  
o/b/o BC LAW FIRM, P.A.  
1803 S. KANNER HWY  
STUART, FL 34994

**Recording Requested By/Return to:**

STEWART TITLE - ZILLOW  
500 N BROADWAY STE 900  
SAINT LOUIS, MO 63102

**Send Tax Notices to:**

ZILLOW HOMES PROPERTY TRUST,  
A DELAWARE STATUTORY TRUST  
4343 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85251

APN/PIN: 380525-009448-000-00

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**SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made between **BRANDON B. BEALS AND DIANA J. BEALS, HUSBAND AND WIFE** whose address is 477 LAKE ASBURY DRIVE, GREEN COVE SPRINGS, FL 32043, Grantor, and **ZILLOW HOMES PROPERTY TRUST, A DELAWARE STATUTORY TRUST** whose address is 4343 N SCOTTSDALE RD, SCOTTSDALE, AZ 85251, 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 said Grantor, for and in consideration of the sum **\$375,577.00** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in **CLAY** County, Florida, to-wit:

**Lot 5, Block 1, Lake Asbury Unit Three, according to map or plat thereof as recorded in Plat Book 7, Page(s) 28 and 29 of the Public Records of Clay County, Florida.**

Property Address: 477 LAKE ASBURY DRIVE, GREEN COVE SPRINGS, FL 32043

**SUBJECT**

**TO:**

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

WITNESS the hands and seal of said Grantors this 9 day of October, 2021.

Brandon B. Beals

BRANDON B. BEALS

Diana J. Beals

DIANA J. BEALS

Nicole Franks

Printed Witness Name

Nicole Franks

Witness Signature

LaTanya D. Major

Printed Witness Name

LaTanya D. Major

Witness Signature

STATE OF

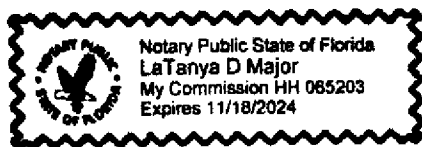
COUNTY OF CLAY

SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 9 day of October, 2021, by BRANDON B. BEALS and DIANA J. BEALS.

(Seal)



LaTanya D. Major  
Notary Public  
Printed Name: LaTanya D. Major  
My Commission Expires: 11-18-2024  
Commission # HH 065203

Personally Known: \_\_\_\_\_

OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: FLDL