



Prepared by
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First American Title Insurance Company
10031 Water Works Lane
Riverview, Florida 33578
(813)440-6515

Return to: Grantee

File No.: 12650-2719703

WARRANTY DEED

THIS INDENTURE, executed on **November 8, 2021**, between

Charles F. Gerber and Diane K. Gerber, husband and wife

whose mailing address is: 8041 State Road 100, Keystone Heights, FL 32656,
hereinafter called the "grantor", and

Offerpad SPE Borrower A, LLC, a Delaware limited liability company

whose mailing address is: 2150 East Germann Road, Suite 1, Chandler, AZ 85286,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Clay** County, **FL**, to-wit:

Lot 20, AZALEA RIDGE UNIT I, according to the Plat thereof as recorded in Plat Book 53, Page 56 through 68, of the Public Records of Clay County, Florida.

Parcel Identification Number: **36-04-24-005924-003-20**

Property address: 4208 Great Falls Loop, Middleburg, FL 32068-3884

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

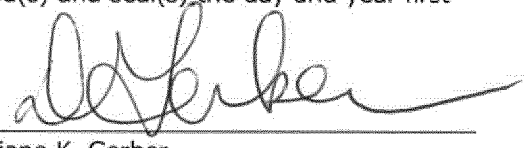
To Have and to Hold, the same in fee simple forever.

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 will defend the same against the lawful claims of all



persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.


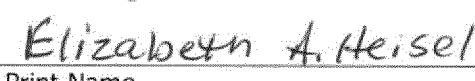
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Charles F. Gerber


Diane K. Gerber

Signed, sealed and delivered in our presence:

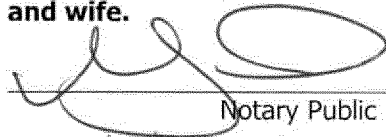


Witness Signature

Print Name

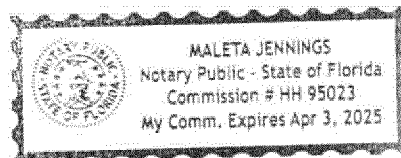

Witness Signature

Print Name

State of **FLORIDA**

County of **CLAY**

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on **November 8, 2021**, by **Charles F. Gerber and Diane K. Gerber, husband and wife**.


Notary Public

(Printed Name)



My Commission expires: 04-03-2025

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced a valid driver's license driver license

