

Return to After Recording:

Vantage Point Title, Inc.
18167 US Hwy 19 N., Floor 3
Clearwater, FL 33764
Reference Number: D-FL866082

Mail Tax Statements to:

Christopher Keathley
2735 Creek Ridge Dr
Green Cove, FL 32043

Prepared By:

Matthew Lucas
National Signing Solutions, Inc.
18167 US Hwy 19 N., Floor 3
Clearwater, FL 33764

Property Tax ID#: 03-05-24-005928-001-68

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 30th day of June, 2022 by **CYNTHIA L. MORRISON, an unmarried woman and PATRICIA A. GRIFFIN, an unmarried woman**, whose post office address is 2071 Falcon Run Lane South, Middleburg, FL 32068, hereinafter called Grantor, to **CHRISTOPHER KEATHLEY and MADISON BETTS, husband and wife, as joint tenants with right of survivorship**, whose post office address is 2735 Creek Ridge Drive, Green Cove Springs, FL 32043, hereinafter called Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of **SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00)**, and other valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, personal representatives, administrators, successors and assigns forever, the following described land located in the County of Clay, State of Florida, to-wit:

A tract of land situated in Government Lots 6 and 9 of Section 3, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:

COMMENCING at a concrete monument at the Southeast corner of Government Lot 9 and run North 01°37'24" West, along the East line of said Government Lot 9, a distance of 201.35 feet;

thence run North 89°51'30" West, 913.75 feet;

thence run North 09°51'30" East, along the Southerly projection of the centerline of a 40 foot easement for utilities and general road purposes, 580.57 feet;

thence leaving said centerline, run South 89°51'50" East, for 548.43 feet to the Point of Beginning;

thence continue South 89°51'50" East for 96.88 feet;

thence run North 01°37'24" West for a distance of 390.61 feet to a point of the centerline of a 40 foot easement for utilities and general road purposes;

thence run North 60°00'41" West along said centerline for 538.66 feet to a point on the

centerline of a 40 foot easement and utilizes and general road purposes;
thence run South 17°07'26" West along said centerline for a distance of 221.15 feet to a point known herein as Point 'B';
thence continue along said centerline South 17°07'26" West for a distance of 158.20 feet;
thence leaving said centerline, run South 89°51'50" East, for 407.37 feet;
thence run South 48°57'45" East for 116.99 feet;
thence run South 00°50'54" West for 219.40 feet to the Point of BEGINNING.

Commonly known as: 4377 S. Falcon Run Lane, Middleburg, FL 32068
Parcel ID #: 03-05-24-005928-001-68

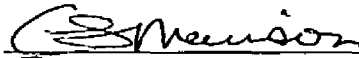
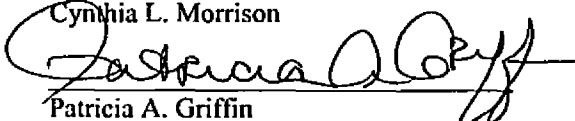
SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, if any; taxes for the current and subsequent tax years.

TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor does hereby covenant with the 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 does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

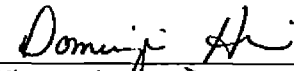
Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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


Cynthia L. Morrison

Patricia A. Griffin

Signed, sealed and delivered in our presence:

WITNESSES:


Witness Name: Dominique Harris

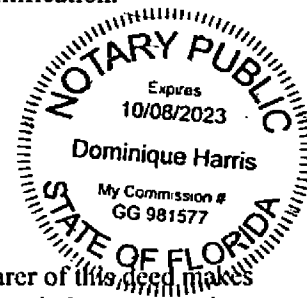

Witness Name: James Kennebrew

STATE OF FL
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2022, by **Cynthia L. Morrison and Patricia A. Griffin**. He is personally known to me or has produced FL DL as identification.

Dominique Harris
Notary Public
Printed Name: Dominique Harris
My Commission Expires: 10/08/23

(Notary Seal)



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.