

Prepared by and return to:

Chanda Danis
Edwards & Edwards, P.A.
6620 Southpoint Drive South
Suite 200
Jacksonville, FL 32216
(904) 222-0829
File No 22-1506

Parcel Identification No 27-04-25-008012-007-00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of July, 2022 between Rodney E. McDowell, an unmarried man, whose post office address is **2639 Hugh Edwards Drive, Jacksonville, FL 32210**, of the County of Duval, State of Florida, Grantor, to **the 933 Harrison Ave Land Trust dated July 19, 2022, BFF GROUP LLC**, a Florida Limited Liability Company, as Trustee, with the full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes §689.071 and §689.073, whose post office address is **8625 Palisades Lakes Drive, Royal Palm Beach, FL 33411**, of the County of Palm Beach, State of Florida, Grantee:

Witneseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and 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 and assigns forever, the following described land, situate, lying and being in Clay, Florida, to-wit:

Beginning 1,325.6 feet, North 89 degrees 29 minutes East along the North line of Government Lot 1, Section 27, Township 4 South, Range 25 East, Clay County, Florida, From the Northeast corner thereof; thence South 89 degrees 29 Minutes West 347.78 feet to a point in the Southeasterly right of way line of Harrison Ave. (A 50 foot right of way); thence South 33 degrees 57 minutes 45 seconds East 219.10 feet; thence North 89 degrees 29 minutes East 225.71 feet to a point in East line of Grantors lands; thence North 0 degrees 07 minutes West 182.82 feet to a point of beginning.

Together with a 20.0 foot permanent easement for ingress and egress across Grantors remaining lands, more particularly described as follows: Beginning 977.82 feet; North 89 degrees 29 minutes East along North line of Government lot 1, Section 27, Township 4 South, Range 25 East, from the Northwest corner thence South 33 degrees 57 minutes 45 seconds East 219.10 feet; thence South 56 degrees 02 minutes 15 seconds West 20.0 feet; thence North 33 degrees 57 minutes 45 seconds West approximately 220.0 feet to the Southeasterly line of Harrison Ave. (A 50 foot right of way); thence Northeasterly along said Harrison Avenue to the point of beginning.

Together with that certain mobile home described as 1989 Park HS 52' VIN# CLFL90977A and 1989 Park HS 52' VIN# CLFL90977B.

More commonly known as: 933 Harrison Avenue, Orange Park, FL 32065

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2639 Hugh Edwards Drive, Jacksonville, FL 32210.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Deborah A. Mills

WITNESS

PRINT NAME: DEBORAH A. MILLS

Rodney E. McDowell

Rodney E. McDowell

Kornika King

WITNESS

PRINT NAME: Kornika King

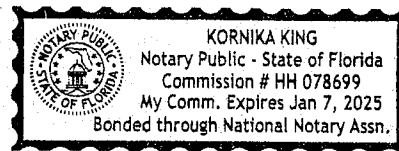
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of July, 2022, by Rodney E. McDowell.

Kornika King

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: driver's license