

PREPARED BY AND RECORD & RETURN TO:

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Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

PARCEL ID#: 07-05-26-014264-004-49

WARRANTY DEED

THIS WARRANTY DEED is made this September 20, 2022, by and between THOMAS LEE NYKAMP and ANGELA GAIL NYKAMP, husband and wife, Grantors, who are settlors ("Settlors") under the NYKAMP JOINT REVOCABLE LIVING TRUST U/A DATED SEPTEMBER 20, 2022, and any and all amendments thereto, of 2624 Country Side Dr., Fleming Island, FL 32003, and THOMAS L. NYKAMP and ANGELA B. NYKAMP, Trustees of the NYKAMP JOINT REVOCABLE LIVING TRUST U/A DATED SEPTEMBER 20, 2022, and any and all amendments thereto ("Nykamp Trust"), Grantees, whose post office address is 2624 Country Side Dr., Fleming Island, FL 32003. Grantors' and Grantees' addresses are the same.

The Grantors, in consideration of the sum of Ten Dollars (\$10) and other good and valuable considerations, to the Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained, and sold to the Grantees and Grantees' successors and assigns forever the following described land situate in Clay County, Florida:

Lot 49, Cypress Creek at Eagle Harbor, according to plat thereof, recorded in Plat Book 42, Pages 1 through 16, of the Public Records of Clay County, Florida.

Also known as: 2624 Country Side Dr., Fleming Island, FL 32003.

Parcel ID #: 07-05-26-014264-004-49

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said estate with the appurtenances upon the Nykamp Trust and for the nature, uses and purpose stated in the Nykamp Trust, which include to benefit the Settlers during their lifetime and to avoid court proceedings upon Settlers' deaths or incapacity.

The Grantors hereby fully warrant the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee, and Trustee shall be construed as singular or plural as the context requires.

Either Trustee, acting alone and without the signature of the other Trustee, shall have the independent power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed.

If either Trustee cannot continue to serve as Trustee, the other shall serve as the sole Trustee. If neither Trustee can continue to serve as Trustee, a Successor Trustee shall serve.

All Successor Trustees are hereby granted the power to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this deed.

The powers of the Trustees and all Successor Trustees shall extend to any and all rights the Grantors possess in the above-described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the grantors including homestead; and the trustee and Successor Trustees are appointed, upon the execution of this deed, as the Agents for the Grantors to carry out this intent. This power of attorney shall be durable and is not terminated by the subsequent incapacity of the Grantors except as provided in Chapter 709, Florida Statutes.

Any person dealing with the Trustee shall deal with the Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by that person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent or removing that Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine stating that the Trustee is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of Trustee.
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by either Trustee which is sworn to and acknowledged before a notary public, this right being reserved to either Trustee.

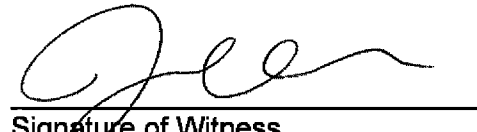
This conveyance is subject to restrictions, reservations, limitations, and easements of record, and taxes for the year 2022 and subsequent years.

NOTE TO PROPERTY APPRAISER: The Grantors confirm that under the terms of the trust referred to above, the Grantors have retained and have not less than a beneficial interest and possessory right for life in and to any real property placed in the trust and used as the Grantors' permanent residence so as to comply with Florida Statute §196.041, such that said beneficial interest and possessory right constitute, in all respects, "equitable title to real estate" as that term is used in Section 6, Article VII of the Constitution of the State of Florida. The Grantors are entitled to continue the benefits of the "homestead" exemption for ad valorem real property taxes including the "save our homes" protection and are entitled to the homestead tax exemption pursuant to the provisions of Florida Statute §196.031 and §196.041. **THIS PROPERTY IS AND REMAINS THE HOMESTEAD OF THE GRANTORS, THOMAS LEE NYKAMP AND ANGELA GAIL NYKAMP.**

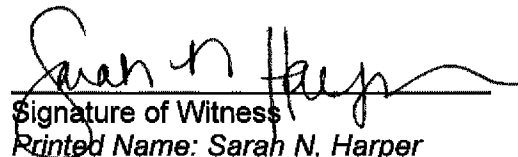
Executed on September 20, 2022.

Signed, sealed, and delivered in the presence of:


Thomas Lee Nykamp
 "Grantor"

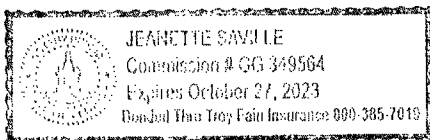

 Signature of Witness
 Printed Name: Jessica Olson


Angela Gail Nykamp
 "Grantor"


 Signature of Witness
 Printed Name: Sarah N. Harper

STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this September 20, 2022, by Thomas Lee Nykamp and Angela Gail Nykamp.




 Signature of Notary Public-State of Florida
 Jeanette Saville

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: FIDL and FIDL

NOTE TO RECORDING CLERK: This deed conveys property for nominal consideration from the grantors to a joint revocable living trust of which the grantors are the sole beneficiaries and, therefore, is exempt from documentary stamp tax pursuant to FAC 12B-4.013(29)(a).