

**Prepared By and Return To:**

J. Riley Williams, PLC  
2141 Park Street  
Jacksonville, FL 32204

Order No.: 22-1872-10T

Property Appraiser's Parcel I.D. (folio) Number:  
13-08-23-001437-862-74

**WARRANTY DEED**

THIS WARRANTY DEED dated September 22, 2022, by Stephen M. Chaney, a married man, conveying property that is neither their primary residence nor their constitutional homestead, , whose post office address is 10320 Flora Springs Rd S, Jacksonville, Florida 32219 (the "Grantor"), to Chad Lamar Byrd and Melissa Marie Byrd, husband and wife, whose post office address is 5701 Caribbean Circle, Keystone Heights, Florida, 32656 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Clay, State of Florida, viz:

Lot 17, Block 9, Big Tree Lakes Section "C", an unplatted subdivision, which lot is described with more particularly in the Exhibit to that certain Declaration of Interpretive Data relating to legal description dated June 1, 1983, filed in Official Records Book 749, Page(s) 418, of the Public Records of Clay County, Florida.

Including Mobile Homes containing VIN numbers: HMLP28191832670A and HMLP28191832670B

Subject to easements, restrictions, reservations and limitations of record, if any.

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 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 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Lauren Hunt  
Witness Signature

Stephen M. Chaney  
Stephen M. Chaney

Lauren Hunt  
Printed Name of First Witness

Lauren Hunt  
Witness Signature

Katie Maveety  
Printed Name of Second Witness

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 22nd day of September 2022 by Stephen M. Chaney who provided drivers license as identification.

Lauren Hunt  
Notary Public

Print Name: Lauren Hunt

My Commission Expires:

