

Prepared by and return to:
Lori Cason

Gasdick Stanton Early, P.A.
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Orlando, FL 32804
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File Number: 5703.57592

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Special Warranty Deed

This Special Warranty Deed made this 2nd day of **December, 2022** between **Champery Real Estate 2015 LLC**, a California limited liability company whose post office address is **2015 Manhattan Beach Blvd., #200, Redondo Beach, CA 90278**, Grantor, and **Desirae Robinson and Lucas Robinson**, a married couple whose post office address is **3219 Fireside Dr, Middleburg, FL 32068**, Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of Four Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$459,900.00) 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 and by these presents does hereby grant, bargain and sell to the said grantee, the following described land, situate, lying and being in **Clay County, Florida** to-wit:

Lot 22, VILLAGES OF FIRESIDE UNIT 1, according to the map or plat thereof as recorded in Plat Book 22, Page 47, Public Records of Clay County, Florida.

Parcel Identification Number: 04-05-25-008989-007-22

To Have and to Hold, the above granted and bargained Property unto the Grantee, its successors and assigns, 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 claiming by, through, or under Grantor.

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

Signed, sealed and delivered in the presence of the following witnesses:

Emilie Han
Witness Name: Emilie Han
Jesus Nunez
Witness Name: Jesus Nunez

Champery Real Estate 2015 LLC, a California limited liability company

By: [Signature]
Name: [Signature]
Title: Authorized Agent

(Corporate Seal)

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CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 12/02/2022 before me, Emilie Atoun, a Notary Public
(here Insert name and title of the officer)

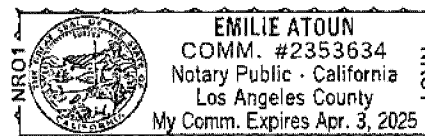
personally appeared _____

Gregory L Geiser

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Emilie Atoun

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
Titles

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____	