

PREPARED BY:
James P. McCune, Esq.
38 Grant Street
St. Augustine, FL 32084

WARRANTY DEED

THIS WARRANTY DEED, executed this 22nd day of February 2023 by **ELIZABETH A. SUPLEE**, a widow, whose mailing address is 2814 Canyon Court, Orange Park, Florida 32065, hereinafter called GRANTOR, **reserving a Life Estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. Upon the death of the Grantor, as the life tenant, the remainder, if any and in equal shares,** to my children JAMES FRANCIS SUPLEE, 1955 State Road 16, St. Augustine, Florida 32084, JAMIE HURSTON, 2759 Hollybay Road, Orange Park, Florida 32073, MEGAN BRIDGET DURRANCE, 1460 Rivergate Drive, Jacksonville, Florida 32223, CHRISTINA ANN JOHNSON, 2516 Begonia Drive, Middleburg, Florida 32068, JENNIFER LYNN LEVESQUE, 1188 Camp Ridge Lane, Middleburg, Florida 32068, ERIC ANDREW SUPLEE, 529 Drysdale Drive, Orange Park, Florida 32065, and KADIE MAUREEN SUPLEE, 5503 Wood Duck Road, Middleburg, Florida 32068, herein the GRANTEES.

WITNESSETH: That said Grantor, for and in consideration of LOVE and AFFECTION, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Putnam County, Florida, to-wit:

Lot Eight (8), Block Five (5), REPLAT OF TANGLEWOOD VILLAGE UNIT ONE (1), according to the plat thereof as recorded in Plat /book 14, pages 1, 2, and 3 of the Public Records of Clay County, Florida

Property Appraiser's Parcel Identification Number: 27-04-25-020963-119-00

Property Address: 2814 Canyon Court, Orange Park, Florida 32065

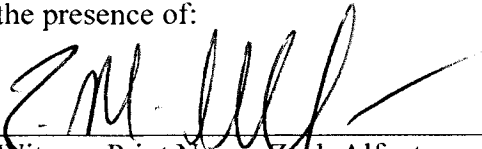
GRANTOR AND GRANTEES ARE RELATED BY BLOOD OR MARRIAGE. THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES.

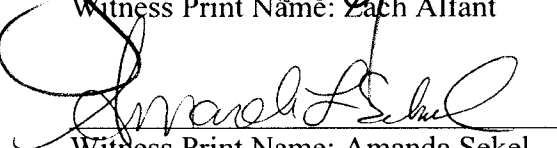
THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

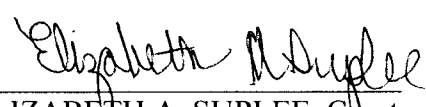
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

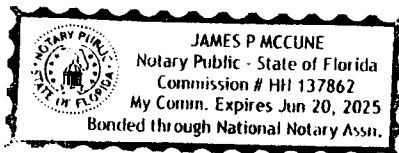

Witness Print Name: Zach Alfant


Witness Print Name: Amanda Sekel


ELIZABETH A. SUPLEE, Grantor

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of February, 2023 by **Elizabeth A. Suplee** who (☒) is personally known to me or (_____) has produced _____ as identification.




Notary Public - State of Florida