

Recordation Requested By:

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**After Recording, Return and
Mail Tax Statements To:**

William R. Probeck and Kathy L. McKeeta-Probeck
3648 Royal Troon Court
Green Cove Springs, FL 32043

QUITCLAIM DEED

This transaction is exempt from the Documentary Stamp Tax pursuant to Florida Administrative Rule
12B-4.013(27)(c).

THIS INDENTURE, made this 23rd day of May, 2023, between

WILLIAM R. PROBECK AND KATHY L. MCKEETA-PROBECK, husband and wife, hereinafter called
the Grantor,

Whose address is 3648 Royal Troon Court, Green Cove Springs, FL 32043;

AND

WILLIAM R. PROBECK AND KATHY L. MCKEETA-PROBECK, husband and wife, hereinafter called
the Grantee,

Whose address is 3648 Royal Troon Court, Green Cove Springs, FL 32043;

The words "Grantor" and "Grantee" are to include their respective heirs, successors and assigns where the context requires or permits

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good
and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged,
hereby conveys and quitclaims to the Grantee all of that property situate in Clay County, State of **Florida**,
viz:

Lot 29, MAGNOLIA POINT GOLF AND COUNTRY CLUB, PHASE II, according to the
plat thereof recorded in Plat Book 22, pages 20 through 30, of the public records of Clay
County, Florida, and being more particularly described in Exhibit "A".

More commonly known as 3648 Royal Troon Court, Green Cove Springs, FL 32043.

Assessor's Parcel Number: 05-06-26-015232-001-30

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of
record, if any.

***The purpose of this Deed is to add husband, William S. Probeck, to the title of their homestead property
owned solely by wife, Kathy L. McKeeta-Probeck, to be jointly owned by husband and wife, as Grantee.***

EXHIBIT 'A'
LEGAL DESCRIPTION

Lot 29, MAGNOLIA POINT GOLF AND COUNTRY CLUB, PHASE II, according to the plat thereof recorded in Plat Book 22, pages 20 through 30 of the public records of Clay County, Florida.

SUBJECT TO:

- 1. Easement to A T & T for underground cables as recorded in Deed Book 57 page 322 of the public records of Clay County, Florida.**
- 2. Easement granted to Clay Electric Cooperative, Inc., for electric transmission lines. Assignment and conveyance of easements and conveyance of facilities recorded in Official Records Book 756 page 400 of the public records of Clay County, Florida.**
- 3. Ordinance of Annexation by the City of Green Cove Springs, Florida recorded in Official Records Book 917 page 488 of the public records of Clay County, Florida.**
- 4. Easement to Clay Electric Cooperative, Inc., as recorded in Official Records Book 947 page 418 of the public records of Clay County, Florida.**
- 5. Building restriction and set back lines shall be as set forth in the Covenants and Restrictions of Magnolia Point dated January 30, 1987 and recorded in Official Records Book 1025 page 71 of the public records of Clay County, Florida, as recited on recorded plat of Magnolia Point Phase II according to Plat Book 22 page 20 et seq.**
- 6. All lots subject to a 2-foot easement to the City of Green Cove Springs, lying immediately adjacent to all street right of way lines as shown on recorded plat in Plat Book 22 pages 20 through 30 of the public records of Clay County, Florida.**
- 7. Reservation contained in the Adoption and Dedication of Magnolia Point Golf and Country Club, Phase II, as recorded in Plat Book 22 pages 20 through 30 of the public records of Clay County, Florida.**
- 8. Terms, Conditions, Covenants, Restrictions and Easements as recorded in Official Records Book 1133 page 499 of the public records of Clay County, Florida.**