CFN # 2023026222, OR BK: 4723 PG: 2079, Pages 1 / 3, Recorded 5/30/2023 10:42 AM, Doc: D TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: \$27.00 Doc D: \$0.70 Deputy Clerk BlankenshipT

Recordation Requested By:

ALISON E. HICKMAN Attorney at Law P.O. Box 65935 Orange Park, Florida 32065 904-606-2181

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 <u>homestead</u> property owned solely by wife, Kathy L. McKeeta-Probeck, to be jointly owned by husband and wife, as Grantee.

Together with all the tenements, hereditaments appertaining.	and appurtenances thereto belonging or in anywise
To have and to hold, the same in fee simple forever	
William Collecte	nd sealed these presents the day and year first above With the Probects
William R. Probeck	Kathy L. McKeeta-Probeck
Signed, sealed and delivered in the presence of:	
Clison E. Hubman Printed Name: Alison E. Hickman	Printed Name: Colleen G. Winters
STATE OF FLORIDA)	s.
COUNTY OF CLAY)	5.
The foregoing instrument was acknowledged before me, by means of \boxtimes physical presence or \square online notarization, on May 23rd, 2023, by William R. Probeck and Kathy L. McKeeta-Probeck.	
1	NOTARY PUBLIC (State of Florida)
	Alison E. Hickman
	ALISON E. HICKMAN MY COMMISSION # HH 128034 EXPIRES: July 15, 2025 Bonded Thru Notary Public Underwriters
Personally Known \square OR Produced Identification	
Types of Identification Produced: Valid Florida Dr	iver's licenses.

3/14/23 2:36 PM

*BK: 4600 PG: 1978

EXHIBIT 'A' LEGAL DESCRIPTION

Lot 29, MAGNOLIA FOIRT GOLF AND COUNTRY CLUB, PHASE II, according to the plat thereof recorded in Flat 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 Sook 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 American by the City of Green Cove Springs, Florida recorded in Official Records Book 917 page 486 of the public records of Clay County, Florida.
- 4. Essement 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 sag.
- 6. All lots subject to a 2-foot essement 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 23 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 Flat Book 22 pages 20 through 30 of the public records of Clay County, Florida.
- 8. Terms, Conditions, Covenants, Restrictions and Resements as recorded in Official Records Book 1133 page 499 of the public records of Clay County, Florida.