

THIS INSTRUMENT PREPARED BY:
Theodore Topouzis
595 Jefferson Blvd
Warwick, RI 02886
Consideration: \$250,000.00
Rec.: \$27.00
Tax ID No: 38-06-26-017960-003-19
Our File: 2023-1630

[Space Above This Line For Recording Data]

Special Warranty Deed

State of Georgia)

County of Clay)

SPECIAL WARRANTY DEED
(Corporate Seller)

This Indenture made this 15th day of April, 2024 between **Resicap Florida Owner II LLC**, a Delaware limited liability company, whose post office address is 3630 Peachtree Road NE, Suite 1500, Atlanta, GA 30326, party of the first part, and **Tracee Greenwade, A single person, now of 712 Anne Bonney Drive, Green Cove Springs, FL 32043**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 6, Block B, THE COVE, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 40 through 46, inclusive, of the Public Records of Clay County, Florida.

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

In Witness Whereof, first party has signed and sealed these present the date set forth on April 15, 2024.

[Signatures on Separate Page]

Signed, sealed and delivered in our presence:

Shameek Agarwal
 Witness
 Printed Name: Shameek Agarwal
 P.O. Address: 3030 Peachtree St SE
Atlanta GA 30326

Tuan Huynh
 Witness
 Printed Name: Tuan Huynh
 P.O. Address: 3030 Peachtree St SE
Atlanta GA 30326

Resicap Florida Owner II LLC, a Delaware limited liability company

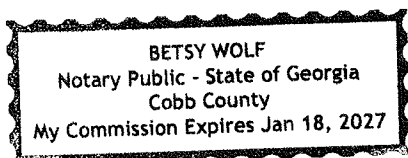
By: Joshua Gehman
 Joshua Gehman, Authorized Signor

(Corporate Seal)

State of Georgia
 County of Cobb

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 15 day of April, 2024 by Joshua Gehman, Authorized Signor of Resicap Florida Owner II LLC, a Delaware limited liability company who ☐ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Betsy Wolf
 Notary Public
 Print Name: Betsy Wolf
 My Commission Expires: Jan. 18, 2027