

Prepared by and return to:

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This document is prepared as an incidental service
to the issuance of a title insurance policy.

File Number: 555234

Parcel Number: 410426-018793-071-00

Address: 1800 Park Avenue, Unit 339, Orange Park, FL 32073

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Warranty Deed

This Warranty Deed made this 13 day of August, 2024, between Kevin J. Crutchley and Claudia L. Crutchley, husband and wife, whose post office address is: 2974 Sparkleberry Drive, Middleburg, FL 32068, Grantors, and Opendoor Property J LLC, a Delaware limited liability company whose post office address is: 410 N Scottsdale Rd., Ste. 1600, Tempe, AZ 85288, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Clay County, Florida. to-wit:

Condominium Unit No. 339, of THE SEASONS ON PARK AVENUE, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 2498, Page 1271 through 1425, the Public Records of Clay County, Florida; Together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 410426-018793-071-00

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 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to .

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

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

Signed and Sealed in Our Presence:

Witness:

EBopst

Witness #1 Signature

Printed Name: ESTHER BOPST

Printed Address:

1744 Mount Vernon Dr.
JACKSONVILLE, FL 32210Jess L Hansen

Witness #2 Signature

Printed Name: Jessica L Hansen

Printed Address:

4510 Gray Hawk Street
Orange Park, FL 32065

Grantor:

Kevin J. Crutchley

Kevin J. Crutchley

Claudia L. Crutchley

Claudia L. Crutchley

State of FloridaCounty of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
13th day of August, 20 24 by Kevin J. Crutchley and Claudia L. Crutchley; who is personally
 known to me or who has produced Florida Drivers License as identification.

EBopst

Notary Public

Printed Name: ESTHER BOPSTMy Commission Expires: 05/19/2028