

Prepared by and return to:

Jennifer Clark, ESQ
Beaman & Clark Law Firm, P.A.
501 S. New York Ave, Suite 220
Winter Park, FL 32789
(407) 628-4200
File Number: 24-00306

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Warranty Deed

This Warranty Deed made this 23rd day of August, 2024 between Land Trust Service Corporation, a Florida corporation, as Trustee under Trust No. 4744BS dated December 10, 2015 whose post office address is PO Box 547945, Orlando, FL 32854, grantor, and Homedy Holdings, LLC, a Florida Limited Liability Company whose post office address is 4744 Belladonna St., Middleburg, FL 32068, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold 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:

Lot 68, Block 102, Jacksonville South Unit Two, according to the Plat thereof, as recorded in Plat Book 11, Page 1, Public Records of Clay County, Florida.

Parcel Number: 16-05-24-005955-144-00

Together with 1995 West Mobile Home under Title Number 68087902 Vin# GAFLR07A32806W221.

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 12/31/2023.


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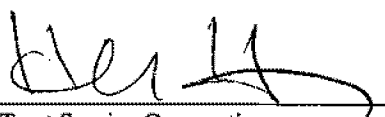
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

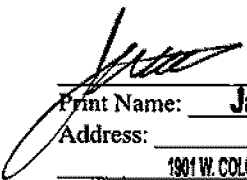
Witness #1

Trust No. 4744BS dated December 10, 2015


 Print Name: Sean Napolitano
 Address: 1901 W. COLONIAL DR. ORLANDO, FL 32804

By: 
 Land Trust Service Corporation
 Print Name: Haverly Kelby
 As Its: Asst VP

Witness #2


 Print Name: Jahn-Na Watts
 Address: 1901 W. COLONIAL DR. ORLANDO, FL 32804

State of Florida
 County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August, 2024 by Haverly Kelby as its Asst VP of Land Trust Service Corporation, a Florida corporation, as Trustee under Trust No. 4744BS dated December 10, 2015 who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



SEAN NAPOLITANO
 Notary Public
 State of Florida
 Comm# HH162383
 Expires 8/22/2025


 Notary Public
 Print Name: Sean Napolitano
 My Commission Expires: 8/22/2025