

PREPARED BY AND RETURN TO:

A. SCOTT TONEY, ESQUIRE

2700 NW 43rd Street, Suite B

Gainesville, FL 32605

Telephone: (352)376-6800

Property Identification No.: 07-08-23-000909-001-00

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WARRANTY DEED

THIS WARRANTY DEED, executed this 5th day of September, 2024, by **LINDA J. WATERS**, a single woman, Grantor, to **LINDA J. WATERS, as Trustee of the LINDA J. WATERS REVOCABLE TRUST under Agreement dated August 3, 2018**, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to F.S. 689.071, and whose post office address is 6846 Crystal Lake Rd, Keystone Heights, FL 32656, Grantee(s),

WITNESSETH, That the Grantor(s) for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee(s), all that certain land situate, lying and being in the **Clay County, State of Florida**, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

NOTE TO PROPERTY APPRAISER:

The Grantor(s) confirm that under the terms of the Trust referred to above, the Grantor(s) have not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

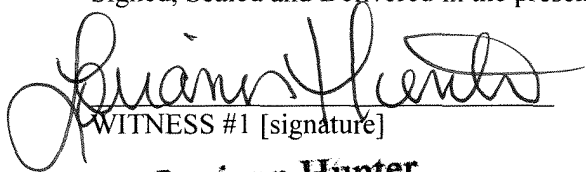
TO HAVE AND TO HOLD the same in fee simple forever.

Title to the lands described herein has not been examined by A. Scott Toney, P.A. and no warranty or other representation is made as to the marketability or condition of the title. This instrument was prepared and based solely upon information provided by the Grantor(s).

AND the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey 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 in the current year.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.


Signed, Sealed and Delivered in the presence of:


WITNESS #1 [signature]

Loriann Hunter

WITNESS #1 [print name]

2700 NW 43rd ST, Ste. B, Gainesville, FL 32606


WITNESS #2 [signature]

Gerald Hunter

WITNESS #2 [print name]

2700 NW 43rd ST, Ste. B, Gainesville, FL 32606

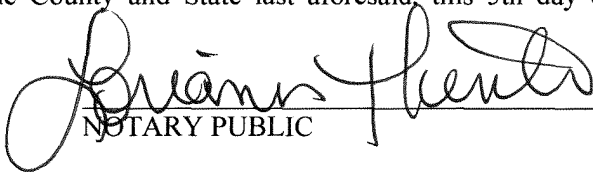
State of Florida

County of Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared LINDA J. WATERS, ☐ by means of physical presence or ☐ online notarization, who is ☐ personally known to me or [X] who has produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 5th day of September, 2024.

My commission expires:


NOTARY PUBLIC

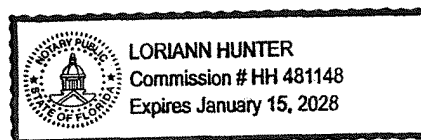


EXHIBIT "A"

A PARCEL OF LAND SITUATED IN PART OF CRYSTAL LAKE DRIVE AND IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 23 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 2 OF CRYSTAL LAKE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 25 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND RUN S 26 DEG 00 MIN 00 SEC W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLATTED CRYSTAL LAKE DRIVE, 111.37 FEET TO AN IRON PIPE; THENCE RUN S 64 DEG 00 MIN 00 SEC E, 46.48 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE PRESENT CRYSTAL LAKE DRIVE; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 888.93 FEET, A CENTRAL ANGLE OF 03 DEG 52 MIN 29 SEC, AN ARC LENGTH OF 60.11 FEET, A TANGENT OF 30.07 FEET, AND A CHORD BEARING AND DISTANCE OF N 24 DEG 35 MIN 49 SEC E, 60.10 FEET; THENCE RUN N 26 DEG 00 MIN 00 SEC E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 51.36 FEET; THENCE RUN N 64 DEG 00 MIN 00 SEC W, 44.91 FEET TO THE POINT OF BEGINNING. BEING THE REVERSION LAND ADJACENT TO LOT 2 OF SAID CRYSTAL LAKE HEIGHTS.

Property Address: 6846 Crystal Lake Rd, Keystone Heights, FL 32656