

Prepared by and return to:

**Charles Chacko**

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

File Number: 566774

Parcel Number: 280425-008059-004-42

Address: 3237 Dowitcher Lane, Orange Park, FL 32065

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## Warranty Deed

**This Warranty Deed** made this 22nd day of November, 2024, between **Kimberly Corbett, a single woman** whose post office address is: 912 Southmoor Drive UNIT 104 Virginia Beach, VA 23455, Grantor, and **Opendoor Property Trust I, a Delaware Statutory Trust** whose post office address is: 410 N Scottsdale Rd Ste 1600 Tempe, AZ 85288, existing under the laws of the State of Delaware, 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, 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:

Lot 11, Block 4, WATERVIEW RIDGE UNIT TWO, according to the plat thereof, as recorded in Plat Book 22, Pages 36, 37, 38 and 39, of the current Public Records of Clay County, Florida.

Parcel Identification Number: 280425-008059-004-42

**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 2024.

**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:

Lekesha Young

Witness #1 Signature

Printed Name: Lekesha Young

Printed Address:

5515 Keydet Dr

Virginia Beach, VA 23462

Lola Denise Strickland

Witness #2 Signature

Printed Name: Lola Denise Strickland

Printed Address:

103 Century 21 Drive Ste 213 #176 Jacksonville, FL 32216

State of Florida

County of Duval

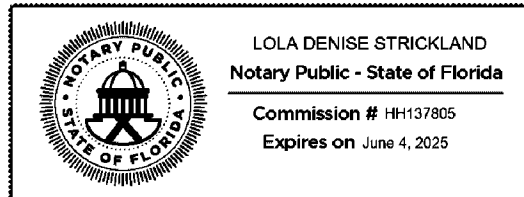
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of November, 2024, by Kimberly Corbett, who is personally known to me or who has produced VA DRIVER LICENSE as identification.

Lola Denise Strickland

Notary Public

Printed Name: Lola Denise Strickland

My Commission Expires: 06/04/2025



Notarized remotely online using communication technology via Proof.