

**Record and Return to:**

Sabrina L. Roper, Employee of  
Sheffield & Boatright Title Services, LLC  
6101 Gazebo Park Place N., Suite 101  
Jacksonville, Florida 32257  
File No. 2022-305  
Parcel ID No. 072715-0000  
**S/P: \$30,000.00**

**LIMITED LIABILITY COMPANY  
SPECIAL WARRANTY DEED**

**THIS LIMITED LIABILITY COMPANY SPECIAL WARRANTY DEED** is made this 23<sup>rd</sup> day of March, 2022, by **BAYSWATER HOLDINGS, LLC, a Delaware limited liability company**, whose mailing address is 445 Central Avenue, Ste. 108, Cedarhurst, New York 11516 (the "Grantor"), in favor of **TERRAWISE HOMES, INC., a Florida corporation**, whose mailing address is 1334 Walnut Street, Jacksonville, Florida 32206 (the "Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, those certain parcels of land lying and being in the County of DUVAL, State of Florida, as more particularly described as follows:

**THE WEST 33.75 FEET OF THE SOUTH 2 FEET OF LOT 13, BLOCK 93 TOGETHER WITH THE WEST 33.75 FEET OF LOT 14, BLOCK 93, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4 AND 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

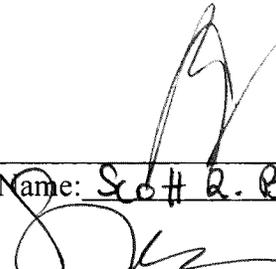
This conveyance is subject to real estate taxes for 2022 and subsequent years, all easements, restrictions, reservations and other matters of record, however, reference thereto shall not serve to re-impose the same.

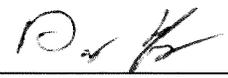
As against all persons claiming by, through, or under the Grantor, the Grantor covenants that, except as set forth above, the property is free of all encumbrances, that lawful and good right to convey the foregoing property are vested in the Grantor and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

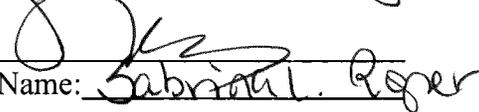
IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

**BAYSWATER HOLDINGS, LLC, a  
Delaware limited liability company**

  
Print Name: Scott R. Boatright

By:   
Print Name: Daniel Kaufman  
Its: Manager

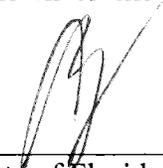
  
Print Name: Sabrina L. Roper

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence, on this 23<sup>rd</sup> day of March, 2022, by Daniel Kaufman, as Manager of Bayswater Holdings, LLC, a Delaware limited liability company, who is personally known to me or has produced his driver's license as identification.

[NOTARY SEAL]

  
\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Printed Name of Notary Public  
My commission expires:

