

**REVISED
LEGAL DESCRIPTION
10/7/19**

**LOTS 1-14 OF THE RIVERPARK DEVELOPMENT UNRECORDED SUBDIVISION,
LAST REVISED AUGUST 1, 1977, AND ALSO DESCRIBED AS:**

LOT 01: 082709-0020 PER OR BK 18042 PAGE 2177, ATTACHED HERETO

LOT 02: 082709-0030 PER OR BK 12776 PAGE 0794, ATTACHED HERETO

LOT 03: 082709-0040 PER OR BK 18313 PAGE 2094, ATTACHED HERETO

LOT 04: 082709-0050 PER OR BK 12939 PAGE 2085, ATTACHED HERETO

LOT 05: 082709-0060 PER OR BK 13065 PAGE 2078, ATTACHED HERETO

LOT 06: 082709-0070 PER OR BK 07374 PAGE 0044, ATTACHED HERETO

LOT 07: 082709-0080 PER OR BK 13149 PAGE 1209, ATTACHED HERETO

LOT 08: 082709-0090 PER OR BK 07747 PAGE 1675, ATTACHED HERETO

LOT 09: 082709-0100 PER OR BK 14755 PAGE 2095, ATTACHED HERETO

LOT 10: 082709-0110 PER OR BK 17000 PAGE 0376, ATTACHED HERETO

LOT 11: 082709-0120 PER OR BK 16673 PAGE 1324, ATTACHED HERETO

LOT 12: 082709-0130 PER OR BK 17410 PAGE 1902, ATTACHED HERETO

LOT 13: 082709-0140 PER OR BK 18341 PAGE 0215, ATTACHED HERETO

LOT 14: 082709-0000 PER OR BK 17070 PAGE 0512, ATTACHED HERETO

THIS DOCUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY.

Prepared by and after
recording return to:
Dennis L. Blackburn, Esq.
Blackburn & Co., L.C.
5150 Belfort Road South
Building 500
Jacksonville, Florida 32256

Parcel ID # 082709-0020

SPECIAL WARRANTY DEED
(ENHANCED LIFE ESTATE)

THIS ENHANCED LIFE ESTATE DEED, is made the 27 day of June, 2017, by **JOHN H. WILLIAMS, JR. and NORMA SUE WILLIAMS, husband and wife**, whose post office address is 701 Rio Lindo Drive, Jacksonville, FL 32207 (sometimes referred to as "Grantor"), and **JOHN H. WILLIAMS, JR. and NORMA SUE WILLIAMS, husband and wife** (as the "Life Estate Grantees"), and **NORMA MILLER WILLIAMS, AS TRUSTEE OF THE NORMA MILLER WILLIAMS 1994 TRUST dated January 14, 1994, as amended**, whose post office address is 701 Rio Lindo Drive, Jacksonville, FL 32207 (as the "Remainder Interest Grantee").

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to said **Life Estate Grantees, a life estate**, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby; and hereby grants, bargains and sells the **remainder interest** to the **Remainder Interest Grantee** the following described land, situate, lying and being in Duval County, Florida, to-wit:

Part of the I. Hendricks Grant, Section Forty-eight (48), Township Two (2) South, Range Twenty-six (26) East, Jacksonville, Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the Northeast corner of Lot One Hundred Sixty-one (161), GRANADA, as shown on plat recorded in Plat Book 10, page 42, current public records of said County and run North Fifty-six (56) degrees Thirty-nine (39) minutes Forty-nine (49) seconds West along the Northerly line of said Granada, a distance of One Thousand Three Hundred Sixty-three and Sixty-nine hundredths (1,363.69) feet to a point of curvature for the point of beginning. From the point of beginning thus described run thence in a Northerly direction along the arc of a curve, said curve being concave to the East and having a radius of Fifty (50.00) feet, a chord distance of Eighty (80.0) feet to a point, the bearing of the aforementioned chord being North Three (3) degrees Thirty-two (32) minutes West; run thence North Thirty-one (31) degrees Forty-nine (49) minutes Three (03) seconds West, a distance of One Hundred Thirty-five (135) feet, more or less, to the waters of the St. Johns River; run thence in a Southwesterly direction along the said waters of the St. Johns River and the meanderings thereof, a distance of Two Hundred (200) feet, more or less, to the intersection of said waters with the Northerly line of said Granada; run thence South Fifty-six (56) degrees Thirty-nine (39) minutes Forty-nine (49) seconds East, along the Northerly line of Granada, a distance of Two Hundred Ninety-five (295) feet more or less, to the point of beginning. EXCEPTING THEREFROM any part conveyed to the City of Jacksonville in Official Records Volume 4448, page 641.

The above described property is the Grantor's homestead property.

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

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and subject to the matters expressly set forth in this deed, the Grantor does hereby fully warrant title to Grantor's interest in the Property that is being conveyed hereunder and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is subject to the following: (i) taxes and assessments for the year 2017 and thereafter, (ii) zoning and other governmental regulations, and (iii) all conditions, restrictions, limitations, easements and matters of record, if any, but this provision shall not operate to reimpose same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the said Grantee, its heirs, successors and assigns forever.

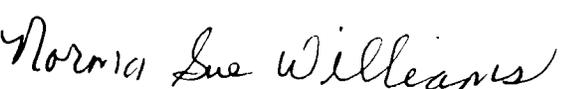
IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses as to JOHN H. WILLIAMS, JR.
and NORMA SUE WILLIAMS:


Print Name: Julie Torralba


JOHN H. WILLIAMS, JR.


Print Name: Dennis L. Blackburn


NORMA SUE WILLIAMS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of June, 2017, by JOHN H. WILLIAMS, JR., and NORMA SUE WILLIAMS, both of whom are personally known to me.




Print Name: Dennis L. Blackburn
NOTARY PUBLIC
State and County Aforesaid
Commission No. _____
My Commission Expires: _____

Note to Recording Officer: This deed evidences a gratuitous conveyance without consideration. Accordingly, no documentary stamp taxes are due on such transfer.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF
TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:
Krista L. Waldron, Esquire (JSW)
Fisher, Tousey, Leas & Ball, P.A.
818 N. A1A, Suite 104
Ponte Vedra Beach, FL 32082

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 12 day of September, 2005, between MARIELA M. GUNTHER, joined by OSCAR R. GUNTHER, her husband, as grantor, whose address is 707 Rio Lindo Drive, Jacksonville, Florida 32207, parties of the first part, and MARIELA M. GUNTHER, as Trustee of The Mariela M. Gunther Living Trust, a revocable living trust, whose address is 707 Rio Lindo Drive, Jacksonville, Florida 32207, party of the second part.

WITNESSETH:

WHEREAS, the said parties of the first part conveyed the real property described below ("Property") to Mariela M. Gunther, Trustee, by that certain QuitClaim Deed dated July 6, 1999 and recorded on July 6, 1999 at Official Records Book 9342, Pages 605 - 606, of the public records of Duval County, Florida (the "Original Deed");

WHEREAS, due to a scrivener's error, the Original Deed did not clearly set forth the name of the grantee therein as the Trustee of the Mariela M. Gunther Living Trust, and did not evidence the powers of the trustee;

WHEREAS, the said parties of the first part desire to clear up any cloud which may exist as to the title to the Property in the party of the second part by reason of such scrivener's errors, and to convey to the party of the second part all of the interest of the said parties of the first part in the Property.

NOW, THEREFORE, for and in consideration of the foregoing, love and affection, and other good and valuable consideration, the said parties of the first part have granted, bargained and conveyed to the said party of the second part, his successors and assigns forever, the following described lands, situate, lying and being in the County of Duval, State of Florida, to-wit:

See attached Exhibit "A".

Real Estate Assessment No.: 082709-0030

SUBJECT TO easements, covenants and restrictions of record and taxes assessed subsequent to December 31, 2004; provided, however, this reference will not serve to reimpose any such easements, covenants or restrictions.

The purpose of this deed is to remove any cloud there may be on the title to the Property by reason of the fact that the Original Deed did not clearly set forth the grantee as the Trustee of the Mariela M. Gunther Living Trust and omitted trust powers.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

The said party of the second part, and her successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, to lease, to encumber and otherwise to manage and dispose of the real property described above.

The written acceptance by a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a licensed physician's written statement establishing that the Trustee is unable properly to care for herself or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed and Sealed in Our Presence:

Sign: Betsy Jones
Print Name: Betsy Jones

Mariela M. Gunther
MARIELA M. GUNTHER

Sign: J. Michael Joseph
Print Name: J. Michael Joseph

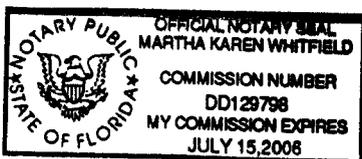
Oscar R. Gunther
OSCAR R. GUNTHER

Sign: Betsy Jones
Print Name: Betsy Jones

Sign: J. Michael Joseph
Print Name: J. Michael Joseph

STATE OF FLORIDA
COUNTY OF St. Johns

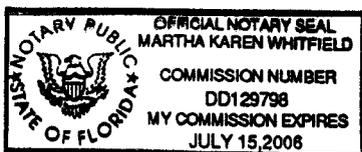
The foregoing instrument was acknowledged before me this 12 day of September 2005, by MARIELA M. GUNTHER, [NOTARY MUST CHECK ONE BOX] [] who is personally known to me or [] who has produced a FL [state] driver's license (No. [REDACTED]) as identification.



Martha K. Whitfield
Name: Martha K. Whitfield
NOTARY PUBLIC, State of Florida
Commission Number: _____

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 12 day of September 2005, by OSCAR R. GUNTHER, [NOTARY MUST CHECK ONE BOX] [] who is personally known to me or [] who has produced a FL [state] driver's license (No. [REDACTED]) as identification.



Martha K. Whitfield
Name: Martha K. Whitfield
NOTARY PUBLIC, State of Florida
Commission Number: _____

jsw/103666

EXHIBIT A

Part of the I. Hendricks Grant, Section Forty-eight (48), Township Two (2) South, Range Twenty-six (26) East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For Point of Reference commence at the Northeast corner of Lot One Hundred Sixty-one (161), Granada, as shown on plat recorded in Plat Book 10, page 42, current public records of said County and run North Twenty-four (24) degrees Fifty-seven (57) minutes East along the Westerly right of way line of San Jose Boulevard (a 100 foot right of way), a distance of Fifty and Fifty-four Hundredths (50.54) feet to a point; run thence North Fifty-six (56) degrees Thirty-nine (39) minutes Forty-nine (49) seconds West, parallel and Fifty (50) feet Northerly of the Northerly line of said Granada when measured at right angles thereto, a distance of One Thousand Three Hundred Fifty-six and Thirty-one Hundredths (1,356.31) feet to a point; run thence North Thirty-three (33) degrees Twenty (20) minutes Eleven (11) seconds East, a distance of Fifty (50.00) feet to the Point of Beginning. From the Point of Beginning thus described run thence in a Westerly direction along the arc of a curve, said curve being concave to the South and having a radius of Fifty (50.00) feet, a chord distance of Sixty (60.00) feet to a point, the bearing of the aforementioned chord being South Eighty-six (86) degrees Twenty-eight (28) minutes West; run thence North Thirty-one (31) degrees Forty-nine (49) minutes Three (03) seconds West, a distance of One Hundred Thirty-five (135) feet, more or less, to the waters as now existing of an unnamed creek; run thence in a Northeasterly, Easterly and Southeasterly direction along the waters of said creek, a distance of One Hundred Ninety-five (195) feet, more or less, to a point that bears North Thirty-three (33) degrees Twenty (20) minutes Eleven (11) seconds East from the Point of Beginning; run thence South Thirty-three (33) degrees Twenty (20) minutes Eleven (11) seconds West along a radial line of the aforementioned curve a distance of Ninety-five (95) feet, more or less, to the Point of Beginning.

Prepared By and Return To:

William Li
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

File No.: LMT 18-0384

General Warranty Deed

Made this March 9th, 2018, By **Charles Joel Rosser f/k/a Chuck J. Rosser, a single man**, whose address is: 1330 Ala Moana Boulevard, Honolulu, Hawaii 96814, hereinafter called the Grantor, to **David Siebert and Suzanna Siebert, husband and wife**, whose post office address is: 3516 Pine Street, Jacksonville, Florida 32205, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Parcel A

Part of the I. Hendricks Grant, Section 48, Township 2 South, Range 26 East, Duval County, Florida, more particularly described as follows: Commence at the Northeast corner of Lot 161, Granada, as shown on plat recorded in Plat Book 10, Page 42 of the current public records of said county; thence North 24 degrees 57 minutes East along the Westerly right of way line of San Jose Boulevard (a 100 foot right of way) 50.54 feet; thence North 56 degrees 39 minutes 49 seconds West parallel and 50 feet Northerly of the Northerly line of said Granada when measured at right angles thereto, 1258.31 feet to the Point of Beginning. Thence continue North 56 degrees 39 minutes 49 seconds West, 11.40 feet to a point of curvature; run thence in a Northwesterly direction along the arc of a curve, said curve being concave to the Northeast and having a radius of 50.00 feet, a chord distance of 50.00 feet to a point of reverse curve, the bearing of the aforementioned chord being North 26 degrees 39 minutes 49 seconds West; run thence in a Northwesterly direction along the arc of a curve, said curve being concave to the Southwest and having a radius of 50.00 feet, a chord distance of 50.00 feet to a point, the bearing of the aforementioned chord being North 26 degrees 39 minutes 49 seconds West; thence North 33 degrees 20 minutes 11 seconds East, 95 feet, more or less, to the waters as now existing of an unnamed creek; thence in a Southeasterly direction along the waters of said creek, a distance of 62 feet, more or less, to the intersection of said waters with the Southerly line of Colonial Manor, Block 20 as shown on plat recorded in Plat Book 15, Page 78 of the current public records of said county, said Southerly line being the centerline of a creek as shown on plat of said Colonial Manor, Block 20; thence in a Southeasterly direction along said Southerly line of Colonial Manor, Block 20, a distance of 40 feet, more or less, to a point that bears North 33 degrees 20 minutes 11 seconds East from the Point of Beginning; thence South 33 degrees 20 minutes 11 seconds West, 140 feet, more or less, to the Point of Beginning.

Parcel B

Part of Colonial Manor, Block 20, as recorded in Plat Book 15, Page 78 of the current public records of Duval County, Florida, more particularly described as follows: Commence at the Northeast corner of Lot 161, Granada, as shown on plat recorded in Plat Book 10, Page 42 of the current public records of said county; thence North 24 degrees 57 minutes East, along the Westerly right of way line of San Jose Boulevard (a 100 foot right of way) 50.54 feet to a point; thence North 56 degrees 39 minutes 49 seconds West parallel and 50 feet Northerly of the Northerly line of said Granada when measured at right angles thereto, a distance of 1258.31 feet to a point; thence North 33 degrees 20 minutes 11 seconds East, 140 feet, more or less, to a point on the Southerly line of said Colonial Manor, Block 20, said Southerly line being the centerline of a creek as shown on said plat of Colonial Manor, Block 20 for the Point of Beginning. Thence in a Northwesterly direction along said Southerly line of Colonial Manor, Block 20, a distance of 40 feet, more or less, to the intersection of said Southerly line with the waters of an unnamed creek; thence in a Southeasterly direction along said waters of an unnamed creek a distance of 37 feet, more or less, to a point that bears North 33 degrees 20 minutes 11 seconds East from the Point of Beginning, thence South 33 degrees 20 minutes 11 seconds West, a distance of 20 feet, more or less, to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 082709-0040

Subject to taxes accruing subsequent to December 31, 2018.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

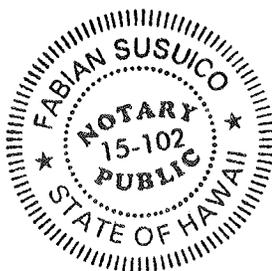
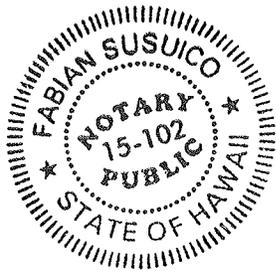
Witness Signature [Signature]
Witness Printed Name Fabian Susuico

[Signature] (Seal)
Charles Joel Rosser f/k/a Chuck J. Rosser

Witness Signature [Signature]
Witness Printed Name Ronald Sturges

State of Hawaii
County of Honolulu

The foregoing instrument was acknowledged before me this 5th day of March, 2018, by Charles Joel Rosser f/k/a Chuck J. Rosser, who is/are personally known to me or who has produced Hi Drivers License as identification.



[Signature]
Notary Public Fabian Susuico
My Comm. Exp. 03/15/2019

Doc. Date: 3/5/18 # Pages: 2
Name: Fabian Susuico First Circuit
Doc. Description: General

[Signature] 3/5/2018
Notary Signature Date

This document prepared by and
after recording return to:

Samuel L. LePrell
Attorney and Counselor at Law
1930 San Marco Boulevard
Suite 201, St. Mark's Place
Jacksonville, Florida 32207

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made, executed and delivered effective as of the 6th day of December, 2005, between **HERBERT R. OATMAN** and **JEAN G. OATMAN**, his wife whose mailing address is 721 Rio Lindo Drive, Jacksonville, Florida 32207, Grantors, and **JEAN GREEN OATMAN and HERBERT RUFUS OATMAN AS CO-TRUSTEES OF THE JEAN GREEN OATMAN DECLARATION OF LIVING TRUST DATED MAY 12, 1993**, whose mailing address is 721 Rio Lindo Drive, Jacksonville, Florida 32207, Grantee;

WITNESSETH:

That the Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said Grantee and its successors and assigns forever, all of Grantors' interest in the following described land, situate, lying and being in Duval County, Florida, to-wit:

See Exhibits "A" and "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantors thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee, its successors and assigns forever.

Property Appraiser's Parcel I.D. Number is 082709-0050

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges that in giving this Quit-Claim Deed Grantors make no representations or warranties, expressed or implied, with respect to title to the Property.

This deed was prepared without the benefit of title evidence at the direction of the Grantors and Grantee.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Charlotte J. Douglas, Wm. L.
Print Name of Witness: Charlotte J. Douglas, Wm. L.

[Signature]
Print Name of Witness: Samuel L. LePrell

Charlotte J. Douglas, Wm. L.
Print Name of Witness: Charlotte J. Douglas, Wm. L.

[Signature]
Print Name of Witness: Samuel L. LePrell

[Signature]
HERBERT R. OATMAN

[Signature]
JEAN G. OATMAN

Address: 721 Rio Lindo Drive
Jacksonville, Florida 32207

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of December, 2005 by HERBERT R. OATMAN and JEAN G. OATMAN, his wife. They are personally known to me or have produced their Florida drivers' licenses as identification.

[Signature]
Notary Public, State of Florida
Name: _____

My Commission Expires: _____
My Commission Number is: _____

C:\wpdocs\Oatman, Herbert\Quit Claim Deed.113005.wpd

SAMUEL L. LEPRELL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #321113
MY COMMISSION EXPIRES APRIL 5, 2006

EXHIBIT "A"

Part of the I. Hendricks Grant, Section 48, Township 2 South, Range 26 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For Point of Reference commence at the northeast corner of Lot 161, Granada, as shown on plat recorded in Plat Book 10, Page 42, Current Public Records of said County and run North 24 degrees 57 minutes East along the westerly right-of-way of San Jose Boulevard (a 100 foot right-of-way), a distance of 50.54 feet to a point; run thence North 56 degrees 39 minutes 49 seconds West, parallel and 50 feet northerly of the northerly line of said Granada when measured at right angles thereto, a distance of 1,159.31 feet to the Point of Beginning.

From the Point of Beginning thus described continue thence North 56 degrees 39 minutes 49 seconds West, a distance of 99.00 feet to a point; run thence North 33 degrees 20 minutes 11 seconds East, a distance of 140 feet, more or less to a point on the southerly line of Colonial Manor, Block Twenty, as shown on plat recorded in Plat Book 15, Page 78, Current Public Records of said County, said southerly line being the centerline of a creek as shown on plat of said Colonial Manor, Block Twenty; run thence in an easterly direction along said southerly line of Colonial Manor, Block Twenty, a distance of 102 feet, more or less to a point that bears North 33 degrees 20 minutes 11 seconds East from the Point of Beginning; run thence South 33 degrees 20 minutes 11 seconds West, a distance of 133 feet, more or less to the Point of Beginning, together with all riparian rights which are neither guaranteed nor warranted.

EXHIBIT "E"

Part of lands labeled Park, Colonial Manor, Block Twenty, as recorded in plat recorded in Plat Book 15, Page 78, Current Public Records of said County, being more particularly described as follows:

For Point of Reference commence at the northeast corner of Lot 161, Granada, as shown on plat recorded in Plat Book 10, Page 42, Current Public Records of said County and run North 24 degrees 57 minutes East along the westerly right-of-way line of San Jose Boulevard (a 100 foot right-of-way), a distance of 50.54 feet to a point; run thence North 56 degrees 39 minutes 49 seconds West, parallel and 50 feet northerly of the northerly line of said Granada when measured at right angles thereto, a distance of 1,159.31 feet to a point designated "A" for the purpose of this legal description; run thence North 56 degrees 39 minutes 49 seconds west, a distance of 99.00 feet to a point; run thence North 33 degrees 20 minutes 11 seconds East, a distance of 140 feet, more or less to a point on the southerly line of said Colonial Manor, Block Twenty, said southerly line being the centerline of a creek as shown on said plat of Colonial Manor, Block Twenty, for the Point of Beginning.

From the Point of Beginning thus described continue thence North 33 degrees 20 minutes 11 seconds East, a distance of 20 feet, more or less to the waters of an unnamed creek; run thence in a southeasterly direction along the waters of said creek, a distance of 100 feet, more or less to a point that bears North 33 degrees 20 minutes 11 seconds East from the aforementioned Point "A"; run thence South 33 degrees 20 minutes 11 seconds West, a distance of 32 feet, more or less to a point on said southerly line of Colonial Manor, Block Twenty, run thence in a westerly direction along said southerly line of Colonial Manor, Block Twenty, a distance of 102 feet, more or less to the Point of Beginning, together with all riparian rights which are neither guaranteed nor warranted.

This instrument was prepared by:
Record and Return to:
KATHLEEN HOLBROOK COLD, Esquire
HOLBROOK, AKEL, COLD, STIEFEL & RAY, P.A.
One Independent Drive, Suite 2301
Jacksonville, FL 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3RD day of FEBRUARY, A.D. 2006, by SUZANNE V. MILLER, f/k/a SUZANNE V. ARBIZZANI, joined by her husband, MICHAEL J. MILLER, whose mailing address is 741 Rio Lindo Drive, Jacksonville, Florida 32207 hereinafter called "Grantor", and MICHAEL J. MILLER and SUZANNE V. MILLER, as husband and wife, whose mailing address is 741 Rio Lindo Drive, Jacksonville, Florida 32207, hereinafter called "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 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 DUVAL County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Tax Parcel No. 082709-0060

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise. "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sign: [Signature]
Print Name: James R Hoover

[Signature]
SUZANNE V. MILLER, f/k/a
SUZANNE V. ARBIZZANI

Sign: [Signature]
Print Name: Hailey C Shugrue

Sign: [Signature]
Print Name: Hailey C Shugrue

[Signature]
MICHAEL J. MILLER

Sign: [Signature]
Print Name: James R Hoover

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 3 day of February, 2006, by SUZANNE V. MILLER, f/k/a SUZANNE V. ARBIZZANI, joined by her husband, MICHAEL J. MILLER () who are personally known to me or () who have produced Florida driver's licenses as identification.

[Signature]
Printed Name: _____
Notary Public State of Florida
Commission Number: _____
My Commission Expires: _____

 **Freddie Shugrue**
My Commission DD249019
Expires September 23 2007

K:\DEEDS.KHC\MILLER.SV.DUVAL.SVKHC\trh

EXHIBIT "A"

741 Rio Lindo Drive, Jacksonville, Duval County, Florida 32207, being one and the same as the following described property:

Part of the I. Hendricks Grant, Section 48, Township 2 South, Range 26 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northeast corner of Lot 161, Granada, as shown on plat recorded in Plat Book 10, page 42, current public records of said county and run North 24 degrees 57 minutes East along the Westerly right of way line of San Jose Boulevard (a 100 foot right of way), a distance of 50.54 feet to a point; run thence North 56 degrees 39 minutes 49 seconds West, parallel and 50 feet Northerly of the Northerly line of said Granada when measured at right angles thereto, a distance of 1,060.31 feet to the Point of Beginning.

From the Point of Beginning thus described, continue thence North 56 degrees 39 minutes 49 seconds West, a distance of 99.00 feet to a point; run thence North 33 degrees 20 minutes 11 seconds East, a distance of 133 feet, more or less to a point on the Southerly line of Colonial Manor, Block Twenty as shown on plat recorded in Plat Book 15, page 78, current public records of said county, said Southerly line being the center line of a creek as shown on said plat of Colonial Manor, Block Twenty; run thence in a Northeasterly direction along said Southerly line of Colonial Manor, Block Twenty, a distance of 70 feet, more or less, to the intersection of said Southerly line with the waters of an unnamed creek; run thence in a Southeasterly direction along the waters of said unnamed creek, a distance of 42 feet more or less to a point that bears North 33 degrees 20 minutes 11 seconds East from the Point of Beginning; run thence South 33 degrees 20 minutes 11 seconds West, a distance of 175 feet, more or less to the Point of Beginning.

Name: D. A. Carroll
Vision Title
Address: 9428 Paymeadows Rd. #115
Jacksonville, Fl. 32256

This Instrument Prepared by:
D. A. Carroll
Vision Title
Address: 9428 Baymeadows Rd. #115
Jacksonville, FL. 32256

Property Appraisal Parcel Identification (Folio) Number(s):
82709-0070

Grantee(s) S.S. #s):

Commercial Paper & Printing Co., Inc. 1987

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
OFFICE OF REVENUE
JUL 19 1992
\$ 300.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
OFFICE OF REVENUE
JUL 19 1992
\$ 300.00

OFFICIAL RECORDS

VOL 7374 PG 0044

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 10th day of July A.D. 19 92 by JACQUELINE L. PETERSON as Trustee of THE JACQUELINE L. PETERSON TRUST, a revocable inter vivos trust created by JACQUELINE L. PETERSON as Grantor, U/A dated 4/24/90** hereinafter called the grantor, to

RICHARD M. STOUDEMIRE AND DEE B. STOUDEMIRE, HUSBAND AND WIFE whose post office address is

801 Rio Lindo Drive, Jacksonville, FL. 32207 hereinafter called the grantee;

(Whatever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in DUVAL County, State of FLORIDA, viz:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

**with the power and authority to either protect, conserve and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property described herein, AND JACQUELINE L. PETERSON, INDIVIDUALLY, JOINED BY HER SPOUSE JACK LEE PETERSON.

Subject to easements and restrictions of record.

Subject to taxes for the year 1992 and subsequent years.

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, and hereby 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 December 31, 19 91.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed/sealed and delivered in the presence of:

Deborah A. Carroll
Signature

DEBORAH A. CARROLL
Printed Signature

Curtis R. Middlekauff
Signature

CURTIS R. MIDDLEKAUFF
Printed Signature

Deborah A. Carroll
Signature

DEBORAH A. CARROLL
Printed Signature

Curtis R. Middlekauff
Signature

CURTIS R. MIDDLEKAUFF
Printed Signature

STATE OF Florida

COUNTY OF Duval

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, personally appeared JACQUELINE L. PETERSON AND JACK LEE PETERSON, HUSBAND and WIFE, who produced a driver's license as identification and took an oath to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of July A.D. 19 92.

SEAL

Jacqueline L. Peterson
Signature

JACQUELINE L. PETERSON, AS TRUSTEE
Printed Signature

838 Normandy Trace Rd. Tampa, Fl. 33602
Post Office Address

Jacqueline L. Peterson
Signature

JACQUELINE L. PETERSON, INDIVIDUALLY
Printed Signature

838 Normandy Trace Rd. Tampa, Fl. 33602
Post Office Address

Jack Lee Peterson
Signature

JACK LEE PETERSON
Printed Signature

838 Normandy Trace Rd. Tampa, Fl. 33602
Post Office Address

Deborah A. Carroll
Notary Signature

DEBORAH A. CARROLL
Printed Notary Signature
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Sept. 3, 1995
Commission No. 00140930

EXHIBIT "A"

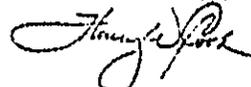
PART OF THE I. HENDRICKS GRANT, SECTION 48, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 161, GRANADA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 42, CURRENT PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 24° 57' 00" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD (A 100 FOOT RIGHT-OF-WAY), A DISTANCE OF 50.54 FEET TO A POINT; RUN THENCE NORTH 56° 39' 49" WEST, PARALLEL AND 50 FEET NORTHERLY OF THE NORTHERLY LINE OF SAID GRANADA WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 962.31 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE THENCE NORTH 56° 39' 49" WEST, A DISTANCE OF 98.00 FEET TO A POINT; RUN THENCE NORTH 33° 20' 11" EAST, A DISTANCE OF 175 FEET, MORE OR LESS, TO THE WATERS AS NOW EXISTING OF AN UNNAMED CREEK; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE WATERS OF SAID CREEK, A DISTANCE OF 99 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 33° 20' 11" EAST FROM SAID POINT OF BEGINNING; RUN THENCE SOUTH 33° 20' 11" WEST, A DISTANCE OF 155 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, TOGETHER WITH ALL RIPARIAN RIGHTS WHICH ARE NEITHER GUARANTEED NOR WARRANTED.

92-0082975

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA

92 JUL 14 PM 2:27

RECORD VERIFIED



CLERK OF CIRCUIT COURT

06030021

THIS INSTRUMENT PREPARED BY:

Jeffrey B. Marks
Ryan and Marks Attorneys, LLP
3000-8 Hartley Road
Jacksonville, FL 32257
File Number: 060119

18.50
5,985.00

RECORD AND RETURN TO:
Nathan Groff and Christie Groff
821 Rio Lindo Drive
Jacksonville, FL 32207

RE PARCEL ID #: 082709-0080
BUYER'S TIN:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th** day of **March, 2006** between **Jack T. Fulmer and Holly A. Fulmer, husband and wife** hereinafter called Grantor, and whose address is **1417 Mapleton Road, Jacksonville, FL 32207**, to **Nathan Groff and Christie Groff, husband and wife**, hereinafter called Grantee and whose address is **821 Rio Lindo Drive, Jacksonville, FL 32207**.

(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 the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **Duval County, Florida**, viz:

Part of the I. Hendricks Grant, Section Forty-eight (48) Township Two (2) South, Range Twenty-six (26) East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference commence at the Northeast corner of Lot One Hundred Sixty-one (161), Granada, as shown on plat recorded in Plat Book 10, page 42, Current Public Records of said County and run North Twenty-four (24) degrees Fifty-seven (57) minutes East along the Westerly right-of-way line of San Jose Boulevard (a 100-foot right-of-way) a distance of Fifty and Fifty-four Hundredths (50.54) feet to a point; run thence North Fifty-six (56) degrees Thirty-nine (39) minutes Forty-nine (49) seconds West, parallel and Fifty (50) feet Northerly of the Northerly line of said Granada when measured at right angles thereto, a distance of Eight Hundred Sixty-three and Thirty-one Hundredths (863.31) feet to the Point of Beginning.

From the Point of Beginning thus described continue thence North Fifty-six (56) degrees Thirty-nine (39) minutes Forty-nine (49) seconds West, a distance of Ninety-nine (99.0) feet to a point; run thence North Thirty-three (33) degrees Twenty (20) minutes Eleven (11) seconds East, a distance of One Hundred fifty-five (155) feet, more or less, to the waters as now existing of an unnamed creek; run thence in a South-easterly direction along the waters of said creek, a distance of One Hundred Two (102) feet, more or less, to a point that bears North Thirty-three (33) degrees Twenty (20) minutes Eleven (11) seconds East from said Point of Beginning; run thence South Thirty-three (33) degrees Twenty (20) minutes Eleven (11) seconds West, a distance of One Hundred Thirty (130) feet, more or less, to the Point of Beginning.

Together with all riparian rights thereunto appertaining but which said rights are neither guaranteed nor insured.

Parcel Identification Number: 082709-0080

2

SUBJECT TO taxes accruing subsequent to **December 31, 2005**.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereunto 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.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

Barbara W. Swindell
Witness Name: Barbara W. Swindell

Sheridan F. Cheshire
Witness Name: Sheridan F. Cheshire

Jack T. Fulmer (Seal)
Jack T. Fulmer

Holly A. Fulmer (Seal)
Holly A. Fulmer

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 15th day of March, 2006 by Jack T. Fulmer and Holly A. Fulmer, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jeffrey B. Marks
Notary Public

Printed Name: Jeffrey B. Marks

My Commission Expires: _____

This Warranty Deed

VOL 774:7 PG 1675

Made this day of December A.D. 19 93

OFFICIAL RECORDS

by **James M. Smoak, Sr. and Kathleen L. Smoak, husband and wife**

hereinafter called the grantor, to **Robert L. Baxter, Jr., a single man**

whose post office address is: **831 Rio Lindo Drive**

Jacksonville, Florida 32207

Grantees' **[redacted]**

hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ **10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval** County, Florida, viz:

See Schedule "A" attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 0827090090

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 December 31, 19 93

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Flora Schemen
NAME FLORIAN SCHEMEN

James M. Smoak, Sr.
NAME JAMES M. SMOAK, SR. LS

Vicki L. Dingle
NAME VICKI L. DINGLE

Kathleen L. Smoak
NAME KATHLEEN L. SMOAK LS

NAME _____

NAME 1505.00 LS

NAME _____

NAME 897333 LS

State of **Florida**
County of **Duval**

R. P. [unclear]
NAME [unclear] LS
Deputy Clerk

The foregoing instrument was acknowledged before me this 27th day of **December**, 19 **93**, by **James M. Smoak, Sr. and Kathleen L. Smoak, husband and wife**

who is personally known to me or who has produced Florida Drivers License as identification.

Vicki L. Dingle
Print Name: _____
Notary Public
My Commission Expires: _____

PREPARED BY: **William H. Jeter, Jr.**
RECORD & RETURN TO:
Ford & Jeter, P.A.
3030 Hartley Road, Suite 200
Jacksonville, Florida 32257
File No: 93-1160

YOUNG DINGLER
REVISED EXHIBIT 1
JAN 1, 1994

REVISED LEGAL DESCRIPTION 10/7/19

WD-1
3/93

10.50

1505.00

Exhibit "A"

VOL 7747 PG 1676

OFFICIAL RECORDS

Part of the I. Hendricks Grant, Section 48, Township 2 South, Range 26 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For Point of Reference commence at the Northeast corner of Lot 161, Granada, as shown on plat recorded in Plat Book 10, Page 42, current public records of said county and run North 24 degrees 57 minutes East along the Westerly right-of-way line of San Jose Boulevard (a 100 foot right-of-way), a distance of 50.54 feet to a point; run thence North 56 degrees 39 minutes 49 seconds West, parallel and 50 feet Northerly of the Northerly line of said Granada when measured at right angles thereto, a distance of 863.31 feet to the Point of Beginning.

From the Point of Beginning thus described run thence South 56 degrees 39 minutes 49 seconds East, a distance of 122.00 feet to a point; run thence North 33 degrees 20 minutes 11 seconds East, a distance of 115.30 feet to a point on the Southerly line of Colonial Manor Block Twenty, as shown on plat recorded in Plat Book 15, Page 78, current public records of said county; run thence North 57 degrees 09 minutes West, along said Southerly line of Colonial Manor, Block Twenty, a distance of 3.30 feet to a point of the approximate centerline of an unnamed creek; run thence South 42 degrees 51 minutes West, a distance of 10 feet, more or less, to the Southerly edge of the waters as now existing of said unnamed creek; run thence in a Northwesterly direction along the Southerly edge of waters of said creek, a distance of 118 feet, more or less, to a point that bears North 33 degrees 20 minutes 11 seconds East from the Point of Beginning; run thence South 33 degrees 20 minutes 11 seconds West, a distance of 130 feet, more or less, to the Point of Beginning.

93-0174203
FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA.

93 DEC 30 PM 4: 28
RECORD # 48142
[Signature]
CLERK OF DISTRICT COURT

File No: 93-1160VR

Prepared by:
Tahnya Gary
Gibraltar Title Services
4190 Belfort Road, Suite 350
Jacksonville, Florida 32216

File Number: 08-4237C

Record and Return to:
Martin S. Harrell
841 Rio Lindo Drive
Jacksonville, Florida 32207-5216

General Warranty Deed

Made this **January 7, 2009 A.D.** By **James M. Weaver and Reppard E. Weaver, husband and wife**, whose post office address is: **7771 Hollyridge Road, Jacksonville, Florida 32256-7133**, hereinafter called the grantor, to **Martin S. Harrell and Ann C. Harrell, husband and wife**, whose post office address is: **841 Rio Lindo Drive, Jacksonville, Florida 32207-5216**, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval** County, Florida, viz:

Lot 9 of RIVERPARK DEVELOPMENT (UNRECORDED):

Part of the I. Hendricks Grant, Section 48, Township 2 South, Range 26 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference commence at the Northeast corner of Lot 161, Granada, as shown on plat recorded in Plat Book 10, Page 42, current public records of said County and run North 24°57'00" East along the Westerly right of way line of San Jose Boulevard (a 100 foot right of way), a distance of 50.54 feet to a point which point is at the intersection of the Westerly right of way line of San Jose Boulevard with the Northerly right of way line of Rio Lindo Drive, a public street as described in Official Records Volume 4448, pages 641 and 642, Duval County records; run thence North 56°39'49" West parallel to and 50 feet Northerly of the Northerly line of said Granada when measured at right angles thereto, and running along the Northerly line of said Rio Lindo Drive, a distance of 617.31 feet to the Point of Beginning.

From the Point of Beginning thus described, run thence North 56°39'49" West along the Northerly line of said Rio Lindo Drive, a distance of 124.00 feet to a point; run thence North 33°20'11" East, a distance of 115.30 feet to a point on the Southerly line of Colonial Manor, Block 20, as shown on plat recorded in Plat Book 15, Page 78, current public records of said County; run thence South 57°09'00" East along said Southerly line of Colonial Manor, Block 20, a distance of 124.00 feet to a point; run thence South 33°20'11" West, a distance of 116.36 feet to the Point of Beginning.

Parcel ID Number: **082709-0100**

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 covenants, restrictions and easements of record, if any, and taxes accruing subsequent to December 31, 2008.

File Number: 08-4237C

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tahnya Gary
Witness Printed Name TAHNYA GARY

James M. Weaver (Seal)
James M. Weaver
Address: 7771 Hollyridge Road, Jacksonville, Florida
32256-7133

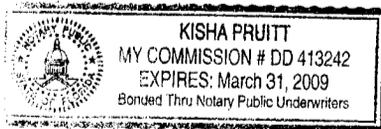
Kisha Pruitt
Witness Printed Name KISHA PRUITT

Reppard E. Weaver (Seal)
Reppard E. Weaver
Address: 7771 Hollyridge Road, Jacksonville, Florida
32256-7133

State of **Florida**
County of **Duval**

The foregoing instrument was acknowledged before me this **7th** day of **January, 2009**, by **James M. Weaver and Reppard E. Weaver, husband and wife**, who have produced **their drivers licenses** as identification.

Kisha Pruitt
Notary Public
Print Name: KISHA PRUITT
My Commission Expires: _____
Notary Seal



Prepared by and return to:
Karl T. Green, Esquire
Hardesty, Tyde, Green & Ashton, P.A.
4004 Atlantic Blvd.
Jacksonville, Florida 32207

Property Appraiser's
Parcel I.D. _____

THIS CONVEYANCE IS MADE PURSUANT TO AN ACTION FOR DISSOLUTION OF MARRIAGE. THE PROPERTY HEREIN CONVEYED WAS THE MARITAL HOME OF GRANTOR AND GRANTEE AND THEREFORE THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO SECTION 201.02, FLORIDA STATUTES.

QUIT-CLAIM DEED

This Quit-Claim Deed is made, executed and delivered this 4th day of Sept., 2014, between Richard E. Cook an unmarried person, who, pursuant to action for dissolution of marriage is conveying property, which is marital home with Wanda Cook, of the County of Duval, State of Florida, (hereinafter referred to as "Grantor"), to Wanda Cook, an unmarried woman, whose principal address for which is 907 Rio Lindo Drive, Jacksonville, Florida 32207 (hereinafter referred to as "Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and his/her heirs, legal representatives, successors and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the other proper use, benefit, and behoof of the said Grantee, his/her heirs, legal representatives, successors and assigns forever.

IN WITNESS THEREOF, the said Grantor has hereunto set his respective seal the day and year first above written.

Signed, sealed and delivered in the presence of:

SC
Name: Sharon R. Baker
J. M. B. J. J.
Name: Tyana M. J. J.

Richard E. Cook
Richard E. Cook
Address: 1917-2 SAN MARCO BLVD.
JACKSONVILLE, FL 32207

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of September 2014, by Richard E. Cook, an unmarried person,, pursuant to an action for Dissolution of Marriage. He is personally known to me or has produced Florida Driver's License as identification.

Cindy Rhodes
Notary Public, State of Florida
Name:

My Commission Expires:

My Commission Number:

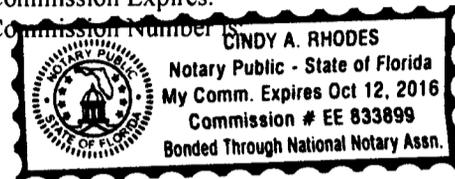


EXHIBIT "A"

Lot Ten (10) of Riverpark Development (Unrecorded)

Part of the I. Hendricks Grant, Section 48, Township 2 South, Range 26 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a point of reference commence at the Northeast corner of Lot 161, GRANADA, as shown on plat recorded in Plat Book 10, page 42, current public records of said County and run North $24^{\circ}57'$ East along the Westerly right of way line of San Jose Boulevard (a 100 foot right of way), a distance of 50.54 feet to a point; run thence North $56^{\circ}39'49''$ West, parallel and 50 feet Northerly of the Northerly line of said Granada when measured at right angles thereto, a distance of 494.31 feet to the Point of Beginning. From the Point of Beginning thus described continue thence North $56^{\circ}39'49''$ West, a distance of 123.00 feet to a point; run thence North $33^{\circ}20'11''$ East, a distance of 116.36 feet to a point on the Southerly line of Colonial Manor, Block 20, as shown on plat recorded in Plat Book 15, page 78 current public records of said County; run thence South $57^{\circ}09'$ East, along said Southerly line of Colonial Manor, Block 20, a distance of 123.00 feet to a point; run thence South $33^{\circ}20'11''$ West, a distance of 117.40 feet to the Point of Beginning.

05J/Cook.EX

EXHIBIT 

Prepared by and return to:

Rachel Schemer
Attorney at Law
J. Riley Williams, PLC
2141 Park Street
Jacksonville, FL 32204
904-425-0040
File Number: 4200.0070

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24th day of January, 2014 between Jesse O. Menning and Whitney A. Dunlap, husband and wife., whose address is 4D Mayberry Drive, Westborough, MA 01581, grantor, and JoAnn M. Millard and Steve D. Millard, wife and husband, whose address is 921 Rio Lindo Drive, Jacksonville, FL 32207, 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 Duval County, Florida to-wit:

Part of I. Hendricks Grant, Section 48, Township 2 South, Range 26 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference commence at the Northeast corner of Lot 161, Granada, as shown on plat recorded in Map Book 10, page 42, of the current public records of said County and run North 24 degrees, 57 minutes East along the Westerly right of way line of San Jose Boulevard (a 100-foot right of way), a distance of 50.54 feet to the Easterly projection of the Northerly right of way line of Rio Undo Drive (a 50 foot right of way as now established); run thence North 56 degrees, 39 minutes, 49 seconds West, parallel and 50 feet Northerly of the Northerly line of said Granada while measured at right angles thereto and along the Northerly line of said Rio Lindo Drive a distance of 372.31 feet to the point of beginning. From the point of beginning thus described continue thence North 56 degrees, 39 minutes, 49 seconds West along said northerly line of Rio Lindo Drive a distance of 122.0 feet to a point; run thence North 33 degrees, 20 minutes, 11 seconds East, a distance of 117.40 feet to a point in the Southerly line of Colonial Manor Block 20, as shown on plat recorded in Plat Book 15, page 78, of the current public records of said County; run thence South 57 degrees, 09 minutes East, along said Southerly line of Colonial Manor, Block 20, a distance of 122.0 feet to a point; run thence South 33 degrees, 20 minutes, 11 seconds West, a distance of 118.44 feet to the point of beginning, said point of beginning being situate on said Northerly line of Rio Lindo Drive; being known as Lot 11 of Riverpark Development (unrecorded).

Parcel Identification Number: 0827090120

Subject to covenants, easements and restrictions of record, if any.

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 December 31, 2013.

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:

Anne Rain
Witness Name: Anne Rain

Albert L. Frazier
Witness Name: Albert L. Frazier

Jesse O. Menning
Jesse O. Menning

Whitney A. Dunlap
Whitney A. Dunlap

State of FLORIDA
County of NASSAU

The foregoing instrument was acknowledged before me this 8th day of January, 2014 by Jesse O. Menning and Whitney A. Dunlap, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Susan N. Frazier
Notary Public
Printed Name: SUSAN N. FRAZIER
My Commission Expires: 3/30/2016

Prepared by:
Connie Mayrand
Watson Title Services of North FL, Inc.
11226 San Jose Blvd., Suite 2
Jacksonville, Florida 32223

File Number: 1500952

General Warranty Deed

Made this December 18, 2015 A.D. By **James T. Joyce, and Pamela Joyce, Husband and Wife**, whose address is: 1378 Johnson St., Menlo Park, California 94025, hereinafter called the grantor, to **James M. Drinkwater and Freda A. Drinkwater, husband and wife**, whose post office address is: 931 Rio Lindo Dr., Jacksonville, Florida 32207, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$375,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

LOT 12 OF RIVERPARK DEVELOPMENT (UNRECORDED):
PART OF THE I. HENDRICKS GRANT, SECTION 48, TOWNSHIP 2 SOUTH, RANGE 26 EAST,
JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 161,
GRANADA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 42, CURRENT
PUBLIC RECORDS OF SAID COUNTY, AND RUN NORTH 24 DEGREES 57 MINUTES EAST
ALONG THE WESTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 100 FOOT
RIGHT OF WAY), A DISTANCE OF 50.54 FEET TO A POINT; RUN THENCE NORTH 56
DEGREES 39 MINUTES 49 SECONDS WEST, PARALLEL AND 50 FEET NORTHERLY OF THE
NORTHERLY LINE OF SAID GRANADA WHEN MEASURED AT RIGHT ANGLES THERETO, A
DISTANCE OF 251.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE THENCE NORTH 56
DEGREES 39 MINUTES 49 SECONDS WEST, A DISTANCE OF 121.00 FEET TO A POINT; RUN
THENCE NORTH 33 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF 118.44 FEET
TO A POINT ON THE SOUTHERLY LINE OF COLONIAL MANOR BLOCK TWENTY, AS
SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGE 78, CURRENT PUBLIC RECORDS OF
SAID COUNTY; RUN THENCE SOUTH 57 DEGREES 09 MINUTES EAST ALONG SAID
SOUTHERLY LINE OF COLONIAL MANOR, BLOCK TWENTY, A DISTANCE OF 121.00 FEET
TO A POINT; RUN THENCE SOUTH 33 DEGREES 20 MINUTES 11 SECONDS WEST, A
DISTANCE OF 119.46 FEET TO THE POINT OF BEGINNING.

SUBJECT, HOWEVER, TO A 10 FOOT WIDE EASEMENT AS DESCRIBED IN DEED
RECORDED IN DEED BOOK 1509, PAGE 484, CURRENT PUBLIC RECORDS OF SAID
COUNTY.

Parcel ID Number: 082709-0130

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 December 31, 2014.

Prepared by:
Connie Mayrand
Watson Title Services of North FL, Inc.
11226 San Jose Blvd., Suite 2
Jacksonville, Florida 32223

File Number: 1500952

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Pamela Joyce
Witness Printed Name Pamela Joyce

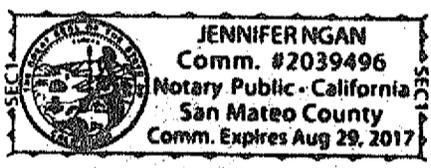
James Joyce
Witness Printed Name James Joyce

State of California
County of San Mateo

James T. Joyce (Seal)
Address: 1378 Johnson St., Menlo Park, California 94025

Pamela Joyce (Seal)
Address: 1378 Johnson St., Menlo Park, California 94025

The foregoing instrument was acknowledged before me this 18th day of December, 2015, by James T. Joyce, and Pamela Joyce, Husband and Wife, who is/are personally known to me or who has produced DRIVERS LICENSES as identification.



Jennifer Ngan
Notary Public Print Name: Jennifer Ngan
My Commission Expires: Aug 29, 2017

Jennifer Ngan
Expires: 8/29/17
Jennifer Ngan

Prepared By and Return To:

Johnni Nicole Causey, V.P.
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216
File No.: LMT 18-0190

General Warranty Deed

Made this April 2, 2018, By **Sidney D. Roberson and Krista Roberson, husband and wife**, whose address is: 1005 Rio Lindo Drive, Jacksonville, Florida 32207, hereinafter called the Grantor, to **Philip J. Boccuzzi and Anne C. Boccuzzi, husband and wife**, whose address is: 1005 Rio Lindo Drive, Jacksonville, Florida 32207, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Part of the I . Hendricks Grant, Section 48, Township 2 South, Range 26 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference commence at the Northeast corner of Lot 161, Granada, as shown on plat recorded in Plat Book 10, Page 42, current public records of said County and run North 24°57' 00" East along the Westerly right-of-way line of San Jose Boulevard (a 100 foot right-of-way), a distance of 50.54 feet to a point; Run thence North 56°39'49" West, Parallel and 50 Feet Northerly of the Northerly line of said Granada when measured at right angles thereto, a distance of 131.36 feet to the Point of Beginning.

From the Point of Beginning thus described, continue thence North 56°39' 49" West, a distance of 119.95 feet to a point; run thence North 33°20'11" East, a distance of 119.46 feet to a point on the Southerly line of Colonial Manor Block Twenty, as shown on plat recorded in Plat Book 15, Page 78, current public records of said county; run thence South 57°09' East, along said Southerly line of Colonial Manor, Block Twenty, a distance of 199.95 feet to a point; run thence South 33°20'11" West, a distance of 120.48 feet to the Point of the Beginning.

Parcel ID Number: **082709-0140**

Subject to taxes accruing subsequent to December 31, 2017.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
1st witness signature
Witness Printed Name Marika Sevin

[Signature] (Seal)
Sidney D. Roberson

[Signature]
2nd witness signature
Witness Printed Name Jill L. Moore

[Signature] (Seal)
Krista Roberson

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 2nd day of April, 2018, by Sidney D. Roberson and Krista Roberson, husband and wife, who is/are personally known to me or who has produced FDI as identification.



MARIKA SEVIN
MY COMMISSION # GG 041174
EXPIRES: October 24, 2020
Bonded Thru Budget Notary Services

[Signature]
Notary Public

Prepared By and Return To:

Alan B. Almand, V.P.
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216
File No.: LMT 15-0126

General Warranty Deed

Made this February 13, 2015, By **Steven D. Apple and Nancy T. Apple, husband and wife** whose address is: 3916 Barcelona Avenue, Jacksonville, FL 32207, hereinafter called the Grantor, to **Joshua Hurrell, a single man** whose address is: 1015 Rio Lindo Drive, Jacksonville, FL 32207, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

SEE ATTACHED SCHEDULE A

Parcel ID Number: **082709-0000**
Subject to taxes accruing subsequent to December 31, 2014.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

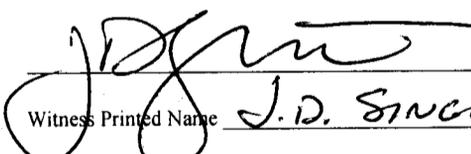
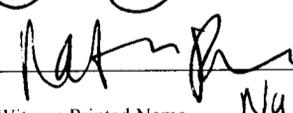
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

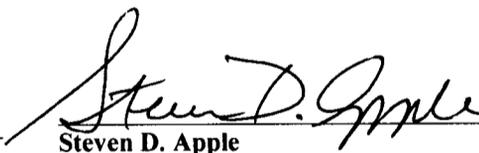
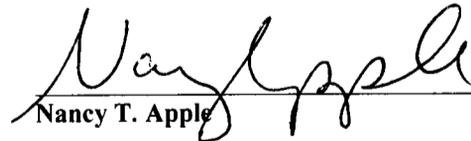
To Have and to Hold, the same in fee simple forever.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

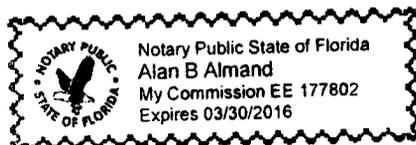
Signed, sealed and delivered in our presence:


Witness Printed Name J.D. Sincizar

Witness Printed Name Natarie Reese


Steven D. Apple (Seal)

Nancy T. Apple (Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 13th day of February, 2015, by Steven D. Apple and Nancy T. Apple, husband and wife who is/are personally known to me or who has produced Driver's License as identification.




Notary Public

Legal Description

Exhibit "A"

Lot 14 of Riverpark Development being a part of the I. Hendricks Grant, Section 48, Township 2 South, Range 26 East, Duval County, being more particularly described as follows:

For a point of reference commence at the northeast corner of Lot 161, Granada, recorded in Plat Book 10, page 42, Public Records of Duval County, Florida; thence North 24°57' East, along the westerly right of way line of San Jose Boulevard (a 100 foot right of way), a distance of 50.54 feet to a point; thence North 56°39'49" West, (parallel and 50 feet northerly of the northerly line of said Granada when measured at right angles thereto) a distance of 23.36 feet to the Point of Beginning.

From the Point of Beginning thus described continue North 56°39'49" West, a distance of 108.0 feet to a point; thence North 33°20'11" East, a distance of 120.46 feet to a point on the southerly line of Colonial Manor, Block 20, as shown on the plat recorded in Plat Book 15, page 78, said public records; thence South 57°09' East, along said southerly line of Colonial Manor, Block 20, a distance of 106.48 feet to a point on the westerly right of way line of San Jose Boulevard; run thence in a southerly direction along the arc of a curve in said westerly right of way line, said curve being concave to the west and having a radius of 1,116.3 feet, a chord distance of 100.81 feet to a point of compound curve, the bearing of the aforementioned chord being South 21°16'02" West; thence in a westerly direction along the arc of a curve said curve being concave to the north and having a radius of 20.00 feet, a chord distance of 30.52 feet to the Point of Beginning; the bearing of the aforementioned chord being South 73°35'46" West.

Parcel ID Number: 082709-0000