

This instrument was prepared by:
Nick Asselta
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number: 25459
Consideration: \$10,000.00
Documentary Stamps Paid: \$70.00

This Warranty Deed

Made this **March 15, 2024 A.D.** By
Thomas Carroll Pickett Willis hereinafter called the grantor,
to **SG-33-LLC, a Florida limited liability company**, whose post office address is: **1965 Glenfield Crossing Ct., St. Augustine, FL 32092**, 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 Grantor, for the sum of **Ten Dollars and no cents (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

BEGINNING at the Southeast corner of that certain lot known as D.J. PEEPLES and running West for a distance of 367 feet and 9 inches to a stake; thence running South along the line of land of W.L. NELSON for a distance of 147.5 feet, which point is the POINT OF BEGINNING of the land herein conveyed; thence running South for a distance of 147.5 feet; thence running East for a distance of 183.5 feet; thence running North for a distance of 147.5 feet; thence running West for a distance of 183.5 feet to the POINT OF BEGINNING of the land herein conveyed; situate, lying and being in Section 40, Township 2 North, Range 28 East and being a portion of that certain property deeded by R.A. GANDY and MARY L. GANDY, his wife, to VANNIE LOVETT under date of September 20, 1938 as the same appears of record in Deed Book 102, Page 426 of the Public Records of Nassau County, Florida.

LESS AND EXCEPT the Easterly 83.5 feet thereof as previously conveyed by that certain Quit Claim Deed recorded in Official Records Book 585, Page 151, of the Public Records of Nassau County, Florida.

TOGETHER WITH that certain Easement for Access as recorded in Official Records Book 746, Page 1049, of the Public Records of Nassau County, Florida.

Parcel ID Number: 40-2N-28-0000-0051-0000

Subject to all **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER IMPOSING PENALTY/LIEN** filed December 1, 2022 in Official Records Book 2605, Page 962; as certified and re-recorded in Official Records Book 2605, Page 966.

Grantor warrants that 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 as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. The Grantor(s) residence is at the street or post office address designated below.

In addition, the property is not contiguous to such persons' homestead, which is located at: **2144 Peach Drive. Jacksonville, FL 32246**

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

[signature page to follow]

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 and assessments accruing subsequent to **December 31, 2023**.

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN. BOTH WITNESSES MUST PRINT THEIR MAILING ADDRESS PER §695.26 FLORIDA STATUTES.

Signed, sealed and delivered in our presence:

[1] Nick Asselta
Witness Printed Name: Nick Asselta
Witness 1 address: 3670 US 1 S. Ste. 110, St.
Augustine, FL 32086

Thomas Carroll Pickett Willis
Michelle Lynn Teska (Seal)
Thomas Carroll Pickett Willis by Michelle Lynn Teska,
his attorney-in-fact
Address: 2144 Peach Drive. Jacksonville, FL 32246

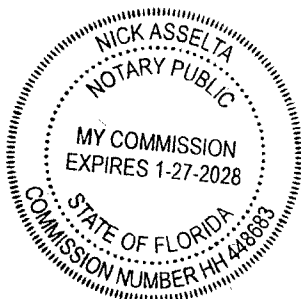
[2] Craig M. Herzog
Witness Printed Name: Craig M. Herzog
Witness 2 address: 3670 US 1 S. Ste. 110, St.
Augustine, FL 32086

State of **FLORIDA**
County of **ST. JOHNS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 15, 2024, by Michelle Lynn Teska as the attorney-in-fact for Thomas Carroll Pickett Willis. Such person (notary must check applicable box):

- ☐ is / are personally known to me.
☒ produced a current Florida Driver's license as identification.
☐ produced _____ as identification.

(NOTARY SEAL)



Nick Asselta
Notary Public
Print Name: Nick Asselta
My Commission Expires: 1/27/2028