

This instrument prepared by & return to:

Diane Saxon
Arnold Law
PO Box 1570
Green Cove Springs, FL 32043
Consideration: \$225,000.00
Rec.: \$27.00
Tax ID No: 380626-016513-001-00
Our File: 2023-841

General Warranty Deed

Made this 10th day of May, 2023 by **Timothy L. Simpson**, whose post office address is: 13882 Ketch Cove Dr., Jacksonville, FL 32224, hereinafter called the grantor, to: **Miller Environmental Holdings, LLC, a Wyoming limited liability company**, whose post office address is: 30 N Gould St Ste N, Sheridan, WY 82801, 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 Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Clay, Florida, viz:

A portion of Block 14, Gould T. Butler's survey of the Clinch Estate, according to plat thereof recorded in Plat Book 1, Pages 31, 32, 33, and 34 of the Public Records of Clay County, Florida. Said parcel being more particularly described on EXHIBIT "A" ATTACHED HERETO

Parcel ID Number: **380626-016513-001-00**

This property is not the constitutional homestead of the Grantor. At the time of this sale this is vacant property.

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 12/31/2022.

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:

[Handwritten Signature]
Witness #1 Signature

Betty D. Saxon
Witness #1 Print Name

[Handwritten Signature]
Witness #2 Signature

Robin Estes
Witness #2 Print Name

[Handwritten Signature]
Timothy L. Simpson

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of May, 2023 by Timothy L. Simpson who is personally known or has produced a driver's license as identification.

[Seal]



[Handwritten Signature]
Notary Public
Print Name: Betty D. Saxon
My Commission Expires: 07/02/2024

EXHIBIT "A"

A portion of Block 14, Gould T. Butler's survey of the Clinch Estate, according to plat thereof recorded in Plat Book 1, Pages 31, 32, 33, and 34 of the Public Records of Clay County, Florida. Said parcel being more particularly described as follows:

Commence at the intersection of the Easterly line of the CSX Transportation Railroad with the Northerly line of County Road No. 226; thence on said Easterly line, North 21 degrees 54 minutes 47 seconds West, 4196.03 feet; thence North 68 degrees 05 minutes 13 seconds East 494.74 feet to the Southwest corner of those lands described in Official Records Book 2831, Page 255, of said public records; thence on the Westerly line thereof, North 09 degrees, 27 minutes 50 seconds West, 606.38 feet to the Southwest corner of those lands described in Official Records Book 4211, Page 30, of said public records; thence on the boundaries of thereof run the following 5 courses: (1) continue North 09 degrees 27 minutes 50 seconds West, 95.00 feet; (2) North 80 degrees 51 minutes 00 seconds East, 102.26 feet; (3) North 40 degrees 50 minutes 25 seconds East, 146.84 feet (4) North 18 degrees 22 minutes 44 seconds East, 56.57 feet; (5) North 09 degrees 27 minutes 50 seconds West, 141.14 feet to Northwest corner of last said lands and the point of beginning; thence continue North 09 degrees 27 minutes 50 seconds West 122.83 feet; thence North 05 degrees 32 minutes 10 seconds East, 46.36 feet; thence North 09 degrees 27 minutes 50 seconds West 137.00 feet; thence North 80 degrees 32 minutes 10 seconds East, 250.00 feet to the Westerly line of County Road No 209; thence on said Westerly line South 09 degrees 27 minutes 50 seconds East, 304.62 feet; thence South 80 degrees 32 minutes 10 seconds West, 262.00 feet to the point of beginning.