

Prepared by:  
Alexandra B. Griffin, Esq.  
Head, Moss, Fulton & Griffin, P.A.  
1530 Business Center Drive, Suite 4  
Fleming Island, Florida 32003  
File Number: CONSTRU/BOWMAN

### WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 2023, by Robert W. Bowmaster, whose address is 3636 High Green Dr., Marietta, Georgia 30068, hereinafter called the Grantor, to Operation Lifeline, Inc., a Florida corporation, whose address is 107 Broadleaf Lane, Jacksonville, Florida 32259, hereinafter called the 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, Grantee's heirs and assigns forever, the following described land, situate lying and being in Clay County, Florida, to wit:

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

The above described real estate is vacant land and is not the homestead real estate of Grantor.

Parcel ID Number: 38-06-26-018373-001-00

Subject to Covenants, Restrictions and Easements of Record. Subject also to taxes for 2023 and subsequent years.

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.

Signature of Grantor on Following Page

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

Signed, sealed and delivered  
in the presence of two witnesses:

Witness No. 1

Witness Sign Name *ABG* *Robert W. Bowmaster* (Seal)  
Witness Print Name AB Griffin Robert W. Bowmaster  
3636 High Green Dr., Marietta, Georgia 30068

Witness No. 2

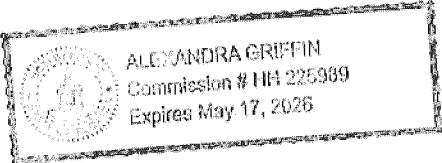
Witness Sign Name *KLM*  
Witness Print Name Katie Martin

State of Florida  
County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of  physical presence or  online notarization on this 25th day of August, 2023, by Robert W. Bowmaster, ( ) who is personally known to me or  who has produced *valcard* as identification.

(Affix Notary Stamp)

Notary Sign Name: *ABG*  
Notary Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Notary Commission Expires: \_\_\_\_\_  
Notary Commission Number: \_\_\_\_\_



**Exhibit "A"**

A tract of land lying in Block 35 and being a part of the City of Green Cove Springs, Florida, as shown on Shands Plat, City of Green Cove Springs, according to the plat thereof recorded in Plat Book 2, page 1, Clay County, Florida, said Tract being more particularly described as follows: Commence at the intersection of the southerly right of way line of Middleburg Avenue with the westerly right of way line of Kirk Street; thence South 17 degrees 30 minutes 00 seconds East, along said westerly right of way line of Kirk Street, a distance of 304.35 feet to an iron and the Point of Beginning; thence South 78 degrees 28 minutes 19 seconds West, a distance of 741 feet, more or less, to Governor's Creek; thence southwesterly along said creek, a distance of 157 feet, more or less, to a point where a westerly prolongation of the northerly right of way line of Haring Street intersects said creek; thence 72 degrees 30 minutes 00 seconds East, along said southerly line, a distance of 766 feet more or less, to aforesaid westerly right of way line of Kirk Street; thence North 17 degrees 30 minutes 00 seconds West, along said westerly line, a distance of 75.00 feet to the Point of Beginning.