

Prepared By/Record and Return To:
Meg S. Hixon, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

Recorded Electronically	
ID	2019036380
County	Clay
Date	7-15-19
Time	9:39 A.M.
O.R. Book	4210
page	1905

A portion of Tax Parcel No: 38-06-26-016513-000-00

Consideration: \$220,000.00
COM19-09/7684563(R5036-801447)

Re-Recorded

Recorded Electronically	
ID	2019036458
County	Clay
Date	7-15-19
Time	4:32 A.M.
O.R. Book	4211
page	30

This Deed is being re-recorded to correct Grantee name
WARRANTY DEED

THIS INDENTURE, is made this 12th day of July, 2019, between VIRGINIA S. HALL F/K/A VIRGINIA STEINMETZ, as Sole Successor Trustee of the J.P. HALL, JR. SECOND AMENDED AND RESTATED REVOCABLE TRUST dated December 17, 1993, whose address is PO Box 395 Green Cove Springs and VIRGINIA S. HALL, as Trustee of the VIRGINIA S. HALL RECOVERABLE TRUST dated June 24, 2002, whose address is 3321 Egremont Drive Orange Park and LYMAN G. HALL, whose address is 1414 KUMQUAT LN SAINT JOHNS FL 32059 and CHS, LLC, a Florida limited liability company, whose address is 504 Wynfield Circle, Orange Park, FL 32003 (collectively the "Grantor"), and WOLFE BROS. CONSTRUCTION CO., a Florida corporation ("Grantee"), whose address is 9119 Ridge Road #65, New Port Richey, FL 34654;

*STORAGE

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Clay County, Florida (the "Property").

See Exhibit A attached hereto and incorporated herein.

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

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor covenants that, except as provided on Exhibit B attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor and will defend the same against the lawful claims of all persons whomsoever.

The Grantor hereby represents and warrants that the property conveyed hereby is not now nor has it ever been the homestead of the Grantor as determined under the laws of the State of Florida.

This conveyance is subject to those matters listed on Exhibit B attached hereto, however this reference thereto shall not operate to re-impose same.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

(Signatures on the following page(s))

Signed, sealed and delivered
in the presence of:

Melanie J. Fisher
Print Name: Melanie J. Fisher

Aimee A. Lopiano
Print Name: AIMEE A. LOPIANO

“GRANTOR”

Virginia S. Hall
VIRGINIA S. HALL F/K/A VIRGINIA
STEINMETZ, as Sole Successor Trustee of the
J.P. HALL JR., SECOND AMENDEND AND
RESTATED REVOCABLE TRUST dated
December 17, 1993

STATE OF FLORIDA
COUNTY OF Duval

Sworn to and subscribed before me this 12th day of July, 2019, by Virginia S. Hall f/k/a Virginia Steinmetz, as Sole Successor Trustee of the J. P. Hall Jr. Second Amended and Restated Revocable Trust dated December 17, 1993. She is personally known to me or has produced Driver's License as identification.



Melanie J. Fisher
Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

Signed, sealed and delivered
in the presence of:

“GRANTOR”

Melanie J. Fisher
Print Name: Melanie J. Fisher

Aimee A. Lopiano
Print Name: AIMEE A. LOPIANO

Virginia S. Hall
VIRGINIA S. HALL, as Trustee of the
VIRGINIA S. HALL REVOCABLE TRUST
dated June 24, 2002

STATE OF FLORIDA
COUNTY OF Duval

Sworn to and subscribed before me this 12th day of July, 2019, by Virginia S. Hall, as Trustee of the Virginia S. Hall Revocable Trust dated June 24, 2002. She is personally known to me or has produced Driver's License as identification.



Melanie J. Fisher
Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

Signed, sealed and delivered
in the presence of:

“GRANTOR”

Aimee A. Lopiano

Print Name: AIMEE A. LOPIANO

Lyman G Hall

LYMAN G. HALL

Melanie J. Fisher

Print Name: Melanie J. Fisher

STATE OF FLORIDA
COUNTY OF Duval

Sworn to and subscribed before me this 12th day of July, 2019, by Lyman G. Hall. He is personally known to me or has produced Driver's License as identification.



Melanie J. Fisher

Print Name: _____

Notary Public, State and County Aforesaid


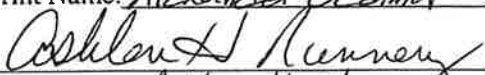
My Commission Expires: _____


Commission Number: _____

Signed, sealed and delivered
in the presence of:

"GRANTOR"


CHS, LLC, a Florida limited liability company


Print Name: Alexander O'Connor

Print Name: Ashlen H. Nunnery

By: 
Name: Cindy H. Schmitzer
Its: Manager

STATE OF FLORIDA
COUNTY OF Clay

Sworn to and subscribed before me this 12th day of July, 2019, by Cindy H. Schmitzer, Manager of CHS, LLC, a Florida limited liability company. She is personally known to me or has produced DRIVERS License as identification.


Print Name: Donovan J. Connell
Notary Public, State and County Aforesaid
My Commission Expires: NOVEMBER 20, 2020
Commission Number: GG 0 48915



Exhibits
Exhibit A: Legal Description of the Property
Exhibit B: Permitted Exceptions

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Blocks 14 and 21, 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 more particularly described as follows:

Commence at the intersection of the easterly line of the C5X 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 northwest corner of said lands and the point of beginning; thence continue North 09 degrees 27 minutes 50 seconds West, 95.00 feet; thence North 80 degrees 51 minutes 00 seconds East, 102.26 feet; thence North 40 degrees 50 minutes 25 seconds East, 146.84 feet; thence North 18 degrees 22 minutes 44 seconds East, 56.57 feet; thence North 09 degrees 27 minutes 50 seconds West, 141.14 feet; thence North 80 degrees 32 minutes 10 seconds East, 262.00 feet to the southwesterly line of County Road No. 209; thence on said southwesterly line, South 09 degrees 27 minutes 50 seconds East, 379.38 feet to the northeast corner of said lands described in Official Records Book 2831, page 255; thence on the north line thereof, South 80 degrees 32 minutes 10 seconds West, 503.66 feet to the point of beginning.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and subsequent years, which are not yet due and payable, and taxes and assessments levied and/or assessed subsequent to the date hereof .
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Gould T. Butler's survey of the Clinch Estate recorded in Plat Book 1, Page 31, 32, 33, and 34.
3. Right of Way Easement recorded in Official Records Book 2821, Page 777.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.