

CFN # 2023056065, OR BK: 4772 PG: 1944, Pages 1 / 4, Recorded 11/13/2023 10:40 AM, Doc: D
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: \$35.50 Doc D: \$1,544.20
Deputy Clerk BlankenshipT

Prepared By and Return to:
Pam Bowser
DHI TITLE OF FLORIDA, INC.
12276 San Jose Blvd., Suite 739
Jacksonville FL 32223

FILE 121-230103027

Sales Price: \$220,576.43
Documentary Stamps: \$1,544.20

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 9th day of **November, 2023**, by **Rookery Investors, LLC, a Florida limited liability partnership** whose address is **12443 San Jose Blvd., Suite 504, Jacksonville FL 32223 ("Grantor")**, to **D.R. HORTON, INC. - Jacksonville, a Delaware corporation**, whose address is **4220 Race Track Road, Saint Johns, FL 32259 ("Grantee")**.

WITNESSETH, that said Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, the following described land (the "Property"), situate, lying and being in **Clay County, Florida** to wit:

A parcel of land consisting of a portion of Lot 3, Block 37, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274, together with a portion of Lots 17,18,19 and 20, Block 1, South Green Cove Springs, according to map recorded in Deed Book "Z", page 748 of said public records, all in the G.I.F. Clark Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of Lot 1, Block 1, said Bayard Tract; thence on the west line thereof, North 24 degrees 21 minutes 05 seconds West, 47.00 feet; thence South 61 degrees 51 minutes 10 seconds West, 136.06 feet to the northeasterly line of the CSX Transportation Railroad; thence on said northeasterly line, South 23 degrees 22 minutes 55 seconds East, 142.94 feet to the point of beginning; thence South 77 degrees 29 minutes 59 seconds East, 2,046.21 feet to the westerly line of State Road No. 15 (U.S. Highway No. 17); thence on said westerly line, South 09 degrees 09 minutes 52 seconds West, 576.61 feet to the northerly line of Spring Street (also being the northerly line of a railroad spur as per Judgment Lien Book No. 1, page 30 of said public records; thence on said northerly line, North 78 degrees 47 minutes 45 seconds West, 1050.24 feet; thence northwesterly along the arc of a curve concave northeasterly and having a radius of 1175.0 feet, an arc distance of 893.71 feet to the northeasterly line of said CSX Transportation Railroad, said arc being subtended by a chord bearing and distance of North 57 degrees 00 minutes 32 seconds West, 872.21 feet; thence on said northeasterly line, North 23 degrees 22 minutes 55 seconds West, 362.84 feet to the point of beginning.

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TO HAVE AND TO HOLD the same in fee simple, forever.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple, forever.

This conveyance is made **SUBJECT TO** the following, provided, however, any reference thereto shall not serve to reimpose the same:

See Exhibit "A"

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to sell and convey said Property, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others.

N WITNESS WHEREOF, Grantor has unto set its hand and seal on the day and year written above.

Signed, sealed and delivered
in the presence of:

**Rookery Investors, LLC, a Florida limited liability
company**

**By: Matovina & Company, a Florida corporation,
Its Manager**

Sharon A. Hudson
Witness

By: Gregory E. Matovina
Gregory E. Matovina, President

Print Name: SHARON A. HUDSON

Pam Bowser
Witness

Pam Bowser
Print Name

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STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 8th day of November, 2023, by **Greg Matovina as President of Rookery Investors, LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me or has produced _____ as identification.



SHARON A. HUDSON
Commission # HH 460421
Expires December 11, 2027

Sharon A. Hudson
Notary Public
Printed Name: SHARON A HUDSON
Commission Number: HH 460421
Commission Expiration: 12/11/2027

BK: 4772 PG: 1947**EXHIBIT "A"**

1. Taxes and assessments for the year 2024 and subsequent years which are not yet due and payable.
2. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water systems, sewer systems or gas systems serving the lands described herein.
3. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Deed Book J, Page 273 and 274 of the Public Records of Clay County, Florida.
4. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Deed Book Z, Page 748, of the Public Records of Clay County, Florida.
5. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 1, Page 31-34, of the Public Records of Clay County, Florida.
6. Easement for Access and Utilities as contained in that certain instrument recorded in Official Records Book 4681, Page 1724, of the Public Records of Clay County, Florida.
7. Declaration of Easement Agreement as contained in that certain instrument recorded in Official Records Book 4750, Page 293, of the Public Records of Clay County, Florida.
8. Rights or claims of parties in possession under unrecorded leases not shown by the Public Records