

Instr #2019059130 BK: 4776 PG: 1241, Filed & Recorded: 8/13/2019 8:35 AM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$2,835.00

This instrument was prepared by:

Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number: 19-17478
Consideration: \$405,000.00
Documentary Stamps Paid: \$2,835.00

This Warranty Deed

Made this August 12, 2019 A.D. By

Jerry Cameron and Daphne Cameron, husband and wife hereinafter called the grantor,
to The Mullins Companies, LLC, a Georgia limited liability company, whose post office address is: 311 N. Pine Street,
Bunnell, Florida 32110, 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:

A PORTION OF THE NORTH 125 FEET OF GOVERNMENT LOT 1, LYING WEST OF U.S. HIGHWAY NO. 1, IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN IRON POST ON THE WEST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY #1, WHERE IT INTERSECTS THE SOUTH LINE OF SECTION 41 AND THE NORTH LINE OF LOT 1 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST; RUN THENCE WEST 200 FEET; RUN THENCE SOUTH 125 FEET; RUN THENCE EAST 200 FEET TO AN IRON POST ON THE WEST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY NO. 1 AND RUN THENCE NORTH 125 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY #1 TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 1 AS NOW ESTABLISHED.

Parcel ID Number: 162380-0000

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.

In addition, the property is not contiguous to such persons' homestead, which is located at: 735 Segovia Road, Saint Augustine, Florida 32086

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

[signature page to follow]

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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, 2018**.

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.

Signed, sealed and delivered in our presence:

[1] Mark Anthony Strack

Witness Printed Name Mark Anthony Strack

Jerry Cameron (Seal)
Jerry Cameron
Address: 735 Segovia Road, Saint Augustine, Florida 32086

[2] Lenny Boyd

Witness Printed Name Lenny Boyd

Daphne Cameron (Seal)
Daphne Cameron
Address: 735 Segovia Road, Saint Augustine, Florida 32086

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

The foregoing instrument was acknowledged before me this **August 12, 2019**, by Jerry Cameron and Daphne Cameron, who is | are personally known to me or who has | have produced **DRIVER'S LICENSE(S)** as identification.

Mark Anthony Strack
Notary Public
Print Name: Mark Anthony Strack
My Commission Expires: 04/11/2022

(NOTARY SEAL)

