

Prepared by and Return to:

J. Bradford Hines, Esq.

J. Bradford Hines, P. A.

116 Sixth Street S

St. Petersburg, FL 33713

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18 day of January, 2017, between **CHURCHILL INDIGO, LLC**, a Florida limited liability company, ("Grantor"), whose post office address is 590 Dutch Valley Road NE, Atlanta, GA 30324 and **THE ENCLAVE AT SUMMER BEACH HOMEOWNERS' ASSOCIATION, INC.**, a Florida corporation ("Grantee") whose post office address is P. O. Box 1987, Yulee, FL 32041,

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN (\$10.00) AND NO/100 DOLLARS (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

All those certain road rights-of-way called "Enclave Manor", "Bottlebrush Lane", "Roddenberry Way" and "Hanging Moss Drive", together with Tract SD-1 (Stormwater management), Tract LS, Tract M (Mail kiosk), Tract L-1, Tract L-2, Tract L-3 (Landscape), Tract R-1, Tract R-2 and Tract R-3 (Recreation), Enclave at Summer Beach, according to the Plat thereof recorded in Plat Book 7, Pages, 318, 319, 320 and 321 Public Records of Nassau County, Florida

Tax Parcel Numbers:

00-SB-30-045E-00RW-0000
00-SB-30-045E-0SD1-0000
00-SB-30-045E-00LS-0000
00-SB-30-045E-000M-0000
00-SB-30-045E-00L1-0000
00-SB-30-045E-00L2-0000
00-SB-30-045E-00L3-0000
00-SB-30-045E-00R1-0000
00-SB-30-045E-00R2-0000
00-SB-30-045E-00R3-0000

and said Grantor part hereby covenants with the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons owning, holding or claiming by, through or under the said Grantor; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2016 and dedications, reservations, restrictions, covenants and easements of record.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the year first above written.

Signed and Sealed in
our presence:

CHURCHILL INDIGO, LLC
a Florida limited liability company

Emily Callahan
Print name: Emily Callahan

By: Jennifer Brown
Jennifer Brown, as its Manager

Julian Storch
Print name: JULIAN STORCH



STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 18 day of January, 2017, by Jennifer Brown, as Manager of Churchill Indigo, LLC, a Florida limited liability company on behalf of the company. She is ☒ personally known to me, or [] has produced _____ for identification.

Erika Ann Simon Rambler
Notary Public
My Commission expires: 4/16/2020
Commission Number: