

Prepared by record and return to:

Jon C. Lasserre
Attorney at Law
Rogers Towers, P.A. (Amelia)
960185 Gateway Blvd. Suite 203
Amelia Island, FL 32034
904-261-5618

File Number: C7178/71246
Title File Number: PV17-25/2080-3726618

Consideration: \$275,000.00

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Warranty Deed

This Warranty Deed made this 12th day of April, 2017 between **Corrine Brown, a single person**, whose address is 611 Appian Way, Jacksonville, FL 32208, and **Bonnie D. Brown, a married man**, conveying his **individually owned interest in non-homestead property**, whose address is 8516 Royalwood Dr., Jacksonville, FL 32256, (collectively, the "Grantor") and **C.M. Brooks, L.L.C., a Florida limited liability company** (the "Grantee") whose post office address is 809 Shipwatch Dr., Jacksonville, FL 32225:

(Whenever used herein the terms "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, trusts and trustees)

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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Nassau County, Florida to-wit:

Lot 50, Block 7 of AMERICAN BEACH, according to the Plat thereof as recorded in Plat Book 2, Page(s) 42, of the Public Records of NASSAU County, Florida.

Parcel Identification Number: 00-00-30-010A-0007-0500

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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 accruing subsequent to December 31, 2016.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Valencia Johnson
Witness Name: Valencia Johnson

Vicki L. Cross
Witness Name: VICKI L. CROSS

Corrine Brown (Seal)
Corrine Brown

Jordan Loeur
Witness Name: Jordan Loeur

Vicki L. Cross
Witness Name: VICKI L. CROSS

Bonnie D. Brown (Seal)
Bonnie D. Brown

State of Florida
County of Duval

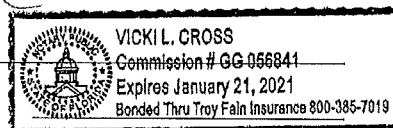
The foregoing instrument was acknowledged before me this 12th day of April, 2017 by Corrine Brown, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Vicki L. Cross
Notary Public

Printed Name: _____

My Commission Expires: _____



State of Florida
County of Duval

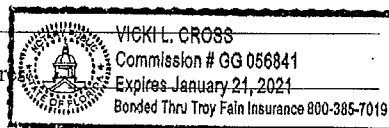
The foregoing instrument was acknowledged before me this 12th day of April, 2017 by Bonnie D. Brown, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Vicki L. Cross
Notary Public

Printed Name: _____

My Commission Expires: _____



THIS INSTRUMENT PREPARED BY:
Marshall E. Wood, P.A.

303 Centre Street, Suite 100
Fernandina Beach, FL 32034

RECORD AND RETURN TO:
Marshall E. Wood, P.A.
303 Centre Street, Suite 100
Fernandina Beach, FL 32034

RE PARCEL ID #: 00-00-30-010A-0007-0560

TRUSTEE DEED

THIS TRUSTEE DEED is made this 31st day of July, 2007 by Emma H. Morgan and Artemus Holley, Jr., as Trustees of The Emma H. Morgan Living Trust, a revocable living trust, hereinafter referred to as Grantor, whether one or more, and whose address is 2014 Durkee Drive, Jacksonville, FL 32209, to Brian J. Davis and Tayna P. Davis, husband and wife, hereinafter referred to as Grantee, whether one or more, and whose address is 1820 Daytona Lane N., Jacksonville, FL 32218

(Wherever 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, the Grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid Trust Agreement, and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Nassau, State of Florida to wit:

Lot No. 56, Block 7, corner of Waldron and Julia Streets, AMERICAN BEACH SUBDIVISION, according to Plat thereof as recorded in Plat Book 2, Page 42, of the public records of Nassau County, Florida, also described as:

All of Lot Fifty-six (56), according to survey made by W.L. Bougnot, dated June 25th, A.D. 1935, of Lot Sixteen (16) of M.A. Naeff's Subdivision of Lot One (1), Section Eighteen (18), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida, according to plat and map of Lot Sixteen (16) recorded in Deed Book 39, Page 289, of the public records of Nassau County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2006.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

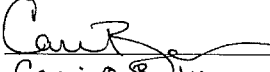
TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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

AND Grantor hereby covenants with Grantee that Grantor is the duly appointed, qualified and acting Trustee under the aforesaid Trust Agreement and in all things preliminary to and in and about the sale and conveyance of the property herein described, the terms conditions and provisions of the aforesaid Trust Agreement and the laws of the State of Florida have been followed and complied with in all respects and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free from all encumbrances.

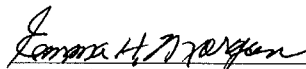
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

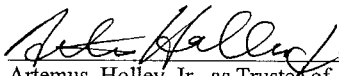
Signed, sealed and delivered in our presence:


Carrie O. Butler
Witness


MARSHALL E. WOOD

The
Witness


Emma H. Morgan, Trustee of the
Emma H. Morgan Living Trust, a
revocable living trust


Artemus Holley, Jr., as Trustee of

Emma H. Morgan Living Trust, a
revocable living trust

STATE OF **Florida**
COUNTY OF **Nassau**

The foregoing instrument was acknowledged before me this 31st day of July, 2007 by Emma H. Morgan and Artemus Holley, Jr., as Trustees of The Emma H. Morgan Living Trust, a revocable living trust. They are personally known to me or have produced _____ as identification.



Notary Public, County and State Aforesaid
MARSHALL E. WOOD

Notary Printed Signature

My commission expires: _____

