

RETURN TO:

Prepared by and return to
Kenneth M. Keefe, Jr.
McGuire Woods LLP
50 N. Laura Street, Suite 3300
Jacksonville, Florida 32202

JAMES YONGE
3948 3RD STREET S. #351
JACKSONVILLE BEACH, FL 32250

Taxpayer I.D. No. N/A
Parcel ID No. 16-05-24-005954-146
Parcel ID No. 16-05-24-005954-147
Parcel ID No. 28-04-25-008040-001-00
Parcel ID No. 28-04-025-008053-003-00

NOTE: This deed is subject only \$0.70 of deed transfer taxes as the entire ownership interest of the Grantee is owned by the Grantor, and no consideration is being paid to Grantor. See Crescent Miami Center, LLC v FL DOR, SC03-2063, May 19, 2005

QUIT CLAIM DEED

THIS INDENTURE, made as of ~~November~~ ^{MARCH} 18, 2008, is by and between JAMES E. YONGE, individually and as trustee, whose address is 3948 Third Street South, Jacksonville Beach, Florida 32250, herein called the Grantor, and YL21, LLC, whose address is 3948 Third Street South, Jacksonville Beach, Florida 32250, herein called the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Clay, State of Florida:

Parcels One and Two: Lots 11 and 12, Block 58, according to the plat of JACKSONVILLE SOUTH, UNIT II, as recorded in Plat Book 11, pages 1-13, in the public records of Clay County, Florida.

Parcel Three: A parcel of land situate in the S.E. ¼ of N.E. ¼ of Section 28, Township 4 South, Range 25 East, Clay County, Florida, and being more particularly described as follows: Begin at the N.E. corner of S.E. ¼ of N.E. ¼ of said Section 28; thence on the N. line thereof run S. 89°59' W., 217.0 feet; thence S. 21°39'49" W., 250.34 feet; thence N. 62°06'45" W., 398.96 feet; thence N. 00°07'40" W., 46.00 feet to the N. line of said S.E. ¼ of N.E. ¼; thence on last said line S. 89°59' W, 662.19 feet to the W. line of said S.E. ¼ of N.E. ¼; thence on last said line S. 00°08'30" E., 1340.76 feet to the S. line of said S.E. ¼ of N.E. ¼; thence on last said line N. 89°49' E., 455.53 feet to the Northwesterly line of State Road No. 21; thence on last said line N. 55°12' E., 1055.83 feet to the E. line of said S.E. ¼ of N.E. ¼; thence on last said line N. 00°07' W., 737.03 feet to the point of beginning.

[DESCRIPTION CONTINUES ON FOLLOWING PAGE]

LESS AND EXCEPTING from such Parcel Three all those lands previously conveyed by Grantor (or taken in condemnation) as described in instruments recorded in the following book and page of the public records of Clay County, Florida:

<u>Book</u>	<u>Page</u>	<u>Date</u>	<u>Grantee</u>
508	205	Oct. 30, 1978	FDOT
639	534	Sept. 10, 1981	Coleman & Associates
769	702	Sept. 10, 1981	Bogin
1101	590	Sept. 10, 1981	Bogin
1531	1042	Nov. 28, 1994	FDOT
1675	31	July 11, 1997	Oak Lane Equities
1784	4	Nov. 26, 1998	Clay County
3057	1482	Feb. 25, 2008	FDOT

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

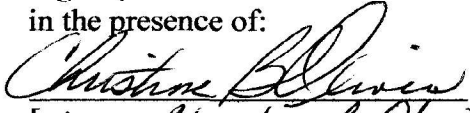
TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor represents and warrants the property conveyed hereby is vacant and unoccupied, and does not constitute the homestead of the Grantor.

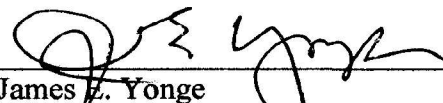
(When used herein the terms "Grantor" and Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

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

Signed, sealed and delivered
in the presence of:


[print name Christine B. Oliver]


[print name Stephanie Spinelli]


James E. Yonge
individually and as trustee

STATE OF FLORIDA
COUNTY OF UVAL

~~November, 2008~~ ^{March 2010} The foregoing instrument was acknowledged before me this 18 day of ~~November, 2008~~, by JAMES E. YONGE, individually and as trustee, who is personally known to me or has produced Drivers License as identification.



Christine B. Olver

Notary Public, State of Florida

[please print] _____

My Commission Expires:

Serial No. _____

(NOTARIAL SEAL)

ENLEDEED1ld
HWY17DEEDskd

RETURN TO/Prepared by:
David A. King, Attorney
1416 Kingsley Avenue
Orange Park, FL 32073

WARRANTY DEED

THIS DEED, made this 12th day of November, 2021 BY AND BETWEEN

William Larry Carter, AKA Larry Carter, a single man
560 Clinton Drive
Orange Park, Florida 32073

hereinafter "GRANTOR", and

William Larry Carter, AKA Larry Carter, a single man
560 Clinton Drive
Orange Park, Florida 32073

hereby reserving and retaining a LIFE ESTATE with full power and authority to grant, sell, convey, reconvey, mortgage, encumber, lease, renounce, divest, transfer, assign, gift, hypothecate or otherwise dispose of the caption property, in fee simple, with or without consideration, without joinder of any Remainderperson, with full power and authority to retain any and all proceeds therefrom, without any liability to any Remainderperson for waste; reserving and retaining full power and authority for the Life Tenant to divest any Remainderperson of their Remainder Interest and to reconvey the Remainder Interest to the Life Tenant, and/or to any successor Remainderperson, with or without consideration, and without joinder of any Remainderperson; and upon the death of the Life Tenant, the REMAINDER INTEREST, if any, to:

Corey G. Aaron, a single man ("Remainderperson")
560 Clinton Drive
Orange Park, Florida 32073

In the event that the Remainderperson, Corey G. Aaron, has not survived the Life Tenant, the REMAINDER INTEREST, if any, to:

Raynell S. Aaron, a single woman ("Successor Remainderperson")
560 Clinton Drive
Orange Park, Florida 32073

hereinafter collectively "GRANTEE",

D.O.R. EXAMINER/CLERK OF THE COURT

This Deed represents a gift conveyance from an individual to his friend's son of the Remainder Interest in the caption Property. The caption Property has no outstanding mortgage; therefore, pursuant to Florida Department of Revenue T.A.A. No. 20B4-004 (2020), this conveyance is subject to the minimum Florida documentary stamp tax in the amount of \$0.70.

WITNESSETH, That said Grantor has gifted, granted, and conveyed to the Grantee and Grantee's heirs, successors and assigns forever, without consideration, the following described caption lands (the "Property") located in the County of Clay, State of Florida:

Blocks 28 and 29, WALKILL GARDENS S/D
Deed Book 30, page 34

PARCEL NO. 03-07-26-015807-000-00

The Grantor and the Grantee have not provided or requested the benefit of a current survey or evidence of good title in the preparation of this Deed. The Preparer makes no representations or warranties as to the status or the condition of the title conveyed or to matters that may be ascertained from an accurate current survey.

Together with and subject to covenants, restrictions, reservations and easements of record, if any, and taxes for the current year.

Together with all tenements, improvements, incorporeal rights and appurtenances thereto; to have and to hold same in fee simple forever.

Said Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, has hereunto set Grantor's hand this day and year first above written.

WITNESSED BY:

David King
Witness
Print DAVID A. KING

William Larry Carter
Name: William Larry Carter
AKA Larry Carter
Address: 560 Clinton Drive
Orange Park, FL 32073

Paige L. Agnew
Witness
Print Paige L. Agnew

STATE of FLORIDA
COUNTY of CLAY

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, appeared Larry Carter, by means of **physical presence**, who is personally known to me to be the person who executed the foregoing instrument and who acknowledged before me that he executed same, on this 12th day of November, 2021.



Sherilyn K. Davis
Print Name Sherilyn K. Davis
Notary Public