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Prepared by:

John Fagan, Esquire
1063 Park Avenue
Orange Park, FL 32073

THIS CONVEYANCE IS MADE PURSUANT TO AN ACTION FOR DISSOLUTION OF MARRIAGE AND THE PROPERTY HEREIN CONVEYED WAS THE MARITAL PROPERTY OF THE GRANTOR AND GRANTEE AND IS DISTRIBUTED TO THE GRANTEE PURSUANT TO THE FINAL JUDGMENT IN CLAY COUNTY, FLORIDA, CASE NO.: 2021-DR-285 AS PART OF THE EQUITABLE DISTRIBUTION AND THEREFORE IS EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO SECTION 201.02, FLORIDA STATUTES.

QUIT CLAIM DEED

This Quit Claim Deed executed this 15th day of June 2022, by the party of the first part, **Grantor, NANCY M. FAGAN, a single person**, whose address is: 2187 Lakeshore Dr., North, Fleming Island, FL, 32003 to the party of the second part, **Grantee, JOHN S. FAGAN, a single person** whose address is: 1063 Park Avenue, Orange Park, FL 32073.


WITNESSETH, that the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements, and appurtenance thereto in Clay County, Florida to wit:

3385 County Road 315, Green Cove Springs, Clay County, Florida, 32043: See Attached Exhibit "A". Specifically recorded in the Official Records of Clay County, Florida, at OR Book: 4077 PG 2159; CFN # 2018021236.

Subject to taxes for the current year, covenants, restrictions, and easements of record, if any.

In witness whereof, the Grantor has signed and sealed the day and year written above.

Signed, sealed, and delivered in our presence:


Deborah K. Johnson


NANCY M. FAGAN


Nancy R. Lucas

STATE OF FLORIDA
COUNTY OF CLAY

Sworn to and subscribed before me this 15th day of June 2022, by means of Physical Presence by Nancy M. Fagan, who is personally known to me.

Renée Darnell

Notary Public, Renée Darnell

(SEAL/STAMP)

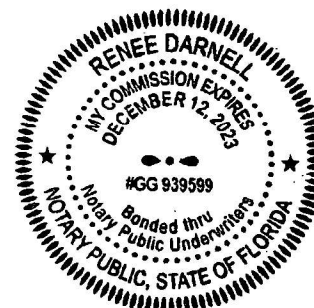


Exhibit "A"

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; ALSO BEING A PORTION OF FELLOWSHIP PARK, PART NO. 1, ACCORDING TO PLAT BOOK 2, PAGE 61, OF THE PUBLIC RECORDS OF SAID COUNTY, AND FELLOWSHIP PARK, PART NO. 5, ACCORDING TO PLAT BOOK 3, PAGE 2, OF SAID PUBLIC RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ON THE SOUTH LINE THEREOF RUN NORTH 89 DEGREES 03 MINUTES 24 SECONDS EAST 42.09 FEET TO THE EAST LINE OF COUNTY ROAD NO. C-315; THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 11,419.16 FEET, A CHORD DISTANCE OF 216.41 FEET, THE BEARING OF SAID CHORD BEING NORTH 01 DEGREE 15 MINUTES 14 SECONDS EAST; 2) NORTH 01 DEGREE 47 MINUTES 45 SECONDS EAST 2,421.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 41 MINUTES 39 SECONDS EAST 525.60 FEET; THENCE NORTH 01 DEGREE 47 MINUTES 45 SECONDS EAST 516.77 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD NO. C-315; THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST 477.08 FEET; 2) SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, RUN A CHORD DISTANCE 69.35 FEET TO SAID EAST LINE OF SAID COUNTY ROAD NO. C-315, THE BEARING OF SAID CHORD BEING SOUTH 45 DEGREES 42 MINUTES 16 SECONDS WEST; THENCE ON LAST SAID LINE SOUTH 01 DEGREE 47 MINUTES 45 SECONDS WEST 477.08 FEET TO THE POINT OF BEGINNING.