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BOOK 1117 PAGE 698

Quit-Claim Deed

Made this 15th day of October, A. D. 19 87 BETWEEN
RONALD T. WALL, a single person, and SHARON ANN WALL, a single person,
of the County of Clay, State of Florida, parties of the first part, and

Ret

RONALD T. WALL, a single person,
1534 County Rd. 315 Green Cove Springs, Fl.
of the County of Clay, State of Florida, party of the second part,

WITNESSETH: that the said parties of the first part, for and in consideration of the sum of
Ten dollars and other valuable consideration ----- Dollars,
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have
remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto
the said party of the second part, and his heirs, successors and assigns forever, the following de-
scribed land, situate, lying and being in the County of Clay, State of Florida, to-wit:

A portion of Government Lot 3, Section 33, Township 5 South, Range 26
East, Clay County, Florida, being more particularly described as follows:

For a Point of Beginning commence at a point where the southerly right-of-
way line of State Road S-315 intersects the westerly right-of-way line of
Duval Avenue as shown on Plat Book 3, page 2, Public Records of Clay County,
Florida, and run thence South 89°01'18" West 157.50 feet along the southerly
right-of-way line of State Road S-315; thence South 06°01'00" East 472.64
feet to the northerly right-of-way line of Seaboard Coastline Railroad;
run thence South 42°50'30" East 261.76 feet; thence run North 06°01'00"
West 668.34 feet along the westerly right-of-way of Duval Avenue to the
Point of Beginning. Containing 2.05 acres, more or less.

88-00920

Subject to an underground co-axial cable.

FILE #
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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belong-
ing or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of
the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the
said party of the second part, his heirs, successors and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and
seal the day and year first above written.
Signed and Sealed in Our Presence:

Pamela G. Mann
Witness
Patricia J. Stewart
Witness

Ronald T. Wall SEAL
Ronald T. Wall
Sharon Ann Wall SEAL
Sharon Ann Wall
SEAL
SEAL

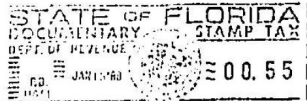
STATE OF FLORIDA
COUNTY OF CLAY, ss.

Before me personally appeared Ronald T. Wall, a single person,
and Sharon Ann Wall, a single person, known to me well known
and known to me to be the individual described in and who executed the foregoing instrument, and acknowl-
edged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 15th day of October, 19 87
at Clay, County and State aforesaid.

Pamela G. Mann
Notary Public for the County and State Aforesaid.
My Commission Expires March 3, 1989

54537



PREPARED BY AND RETURN TO:
WILLIAM H. DAVIE, II, ATTORNEY
733 NORTH PALMETTO AVENUE
GREEN COVE SPRINGS, FLORIDA 32043

RECORDING FEE (1 page)	\$10.00
DOCUMENTARY STAMPS (\$<100.00)	\$0.70
INDEX FEE (3 names)	N/A
TOTAL	\$10.70

TAX PARCEL # 390526-015162-000-00

For Clerk's Use Only

WARRANTY DEED¹

THIS INDENTURE, made this 26th day of March, 2019, between **ROGER WALL, individually and as Trustee of the Marie F. Wall Trust, having been established under that certain revocable Trust Agreement dated April 5, 2010** ("the Grantor"), and **BFMS, LLC, a Florida Limited Liability Company** ("the Grantee"), whose mailing address is 5581 Dianthus St, Green Cove Springs, FL 32043.

WITNESSETH

That the said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to the Grantors in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to wit:

1533 COUNTY ROAD 315, GREEN COVE SPRINGS, FL 32043

A parcel of land situated in the Travers Grant, Section 39, Township 5 South, Range 26 East, Clay County, Florida, said parcel being more particularly described as follows:

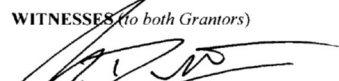
Begin at the intersection of the west line of said Section 39 with the south line of County Road C-315 (an 80 foot right-of-way as presently established); thence on said south line, North 89 degrees 25 minutes 17 seconds East, 230.50 feet; thence South 05 degrees 36 minutes 28 seconds East, 635.51 feet; thence continue South 05 degrees 36 minutes 28 seconds West, 383.66 feet to the northeasterly line of the CSX Transportation Railroad; thence on said northeasterly line, North 42 degrees 25 minutes 20 seconds West, 383.38 feet to said west line of Section 39; thence on said west line, North 05 degrees 35 minutes 50 seconds West, 732.45 feet to the point of beginning; being 4.62 acres, more or less, in area.

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

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed in the Grantors' name in the day and year first above written.

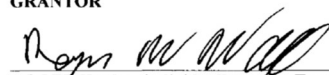
Signed, sealed and delivered in the presence of:

WITNESSES (to both Grantors)


William H. Davie, II


Hope Sorge


GRANTOR

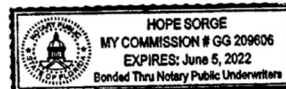

ROGER WALL, individually and as Trustee of the Marie F. Wall Trust, having been established under that certain revocable Trust Agreement dated April 5, 2010

STATE OF FLORIDA
COUNTY OF CLAY

BEFORE ME, personally appeared **ROGER WALL**, who has produced a driver's license as identification, who executed the foregoing instrument and acknowledged the execution thereof to be his own free act and deed.

WITNESS, my hand and seal the 26th day of March, 2019.


Notary Public



¹ The instant deed corrects and replaces a quit claim deed filed in **OR Book 4147 Page 1190**. Documentary stamps were paid at the time of that prior transaction.