

Prepared by and return to:

Law Office of Preston H. Oughton
301 West Bay Street, Suite 1424
Jacksonville, Florida 32202
File #24-1054-02

(Space Above This Line For Recording Data)

Special Warranty Deed

Grantor(s), GOVERNORS POINTE YACHT CLUB, LLC, a Florida limited liability company, for and in consideration of the sum of \$10.00 (Ten and 00/100), and other good and valuable consideration received from Grantee, GOVERNOR'S POINTE YACHT CLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Grantee"), whose mailing address is 91 Yacht Club Point, Green Cove Springs, FL 32043 does hereby on October 8, 2024, convey to Grantee the following described property located in Clay County, Florida.

**COMMON ELEMENTS/193.0235 F.S. TRACT F GOVERNORS POINTE AS REC PB
54 PGS 57-58.**

RE PARCEL NO. 38-06-26-017546-000-18

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.

SUBJECT TO covenants, conditions, restrictions, reservations, easements of record and taxes for the current year.

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 from all encumbrances made by them and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances made by them, except as specified herein.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

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

SIGNED ON 10-8-24.

Signed, sealed and delivered in our presence:

GOVERNORS POINTE YACHT CLUB, LLC,
a Florida limited liability company

[Signature]
ABCottin

BY: [Signature]

ITS: Authorized member

Witness Printed Name

1530 Business Center Drive, Suite 4
Fleming Island FL 32003

Witness Printed Address

[Signature]
Katie Martin

Witness Printed Name

1530 Business Center Drive, Suite 4
Fleming Island FL 32003

Witness Printed Address

STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization on this 8 day of October 2024, by Mark Lampke, as Authorized Member of GOVERNORS POINTE YACHT CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, who Y is personally known to me or _____ produced _____ as identification.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: _____

