

Prepared By and Return To:

Howard Smith
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 2nd day of May, 2024, by Eastside Futures, LLC, a Florida Limited Liability Company, hereinafter called the Grantor, whose address is 40 E Adams St ste 350, ste 350, Jacksonville, FL 32202 to The Hardmon Company LLC, a Florida Limited Liability Company, whose post office address is: 11267 Southwest Olmstead Drive, Port St. Lucie, FL 34987, hereinafter called the Grantee:

(Whenever 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, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 24, Block 17 of A.B. CAMPBELL'S ADDITION TO JACKSONVILLE, according to the Plat thereof as recorded in Plat Book 2, Page(s) 21, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number:

Subject to taxes accruing subsequent to December 31, 2023.

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

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

John Brooks
Witness 1 Printed Name

Witness 1 Address: 7220 Financial Way
Jacksonville, FL 32256

Eastside Futures, LLC, a Florida Limited Liability Company

By: [Signature]
David Garfunkel, Manager

[Signature]
Witness 2 Signature

Julie Payne
Witness 2 Printed Name

Witness 2 Address: 7220 Financial Way
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 2nd day of may, 2024 by David Garfunkel, Manager of Eastside Futures, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary
John Brooks

Personally known: _____

OR Produced Identification: x

Type of Identification Produced: Witness

