

THIS INSTRUMENT PREPARED BY:

Jeff Marks

Ryan, Marks and Stromberg Attorneys, LLP

3000-8 Hartley Road

Jacksonville, FL 32257

File Number: 180537

RECORD AND RETURN TO:

Michael T. Akel and Crystal L. Smith

724 Castledale Court

Saint Johns, FL 32259

RE PARCEL ID #: 09631-6016

BUYER'S TIN:

[Space Above This Line For Recording Data]

20175715  
\$5600000

## Warranty Deed

**This Warranty Deed** delivered this 30th day of **December, 2020** between **J. Hooker and M. Hooker, husband and wife** hereinafter called Grantor, and whose address is **P.O. Box 600511, Jacksonville, FL 32260**, to **Michael Tiser Akel and Crystal L. Smith, husband and wife**, hereinafter called Grantee and whose address is **724 Castledale Court, Saint Johns, FL 32259**.

(Whenever used herein the terms "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, trusts and trustees)

### Witnesseth

**THAT** the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **Saint Johns County, Florida**, viz:

**Lot 16, Block F, DURBIN CROSSING NORTH, PHASE 1 - Unit 2**, according to the plat thereof recorded in Map Book 58, pages 70 through 81, of the public records of St. Johns County, Florida.

**Parcel Identification Number: 09631-6016**

**SUBJECT TO** taxes accruing subsequent to **December 31, 2020**.

**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 thereunto 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 said Grantor has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in our presence:

Betty L. Wilde  
Witness Name: BETTY L. Wilde

Jeffrey B. Marks  
Witness Name: Jeffrey B. Marks

J. Hooker (Seal)  
J. Hooker

M. Hooker (Seal)  
M. Hooker

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of December, 2020 by J. Hooker and M. Hooker, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Jeffrey B. Marks  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_