

Prepared by and return to:  
J. Riley Williams, PLC  
2141 Park Street  
Jacksonville, FL 32204  
File Number: 4200.0238

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## Warranty Deed

**This Warranty Deed** made this 14th day of October, 2016 between **Jason P. Borek and Erika A. Borek, husband and wife**, whose address is 13347 Princess Kelly Drive, Jacksonville, FL 32225, grantor, and **Gordon Beck, a single man** whose address is 12107 RED BARN ROAD, JACKSONVILLE, FL 32226, grantee:

(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 said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in DUVAL County, Florida to-wit:

**Lot 51 of TIDEWATER UNIT ONE, according to the Plat thereof as recorded in Plat Book 57, Page(s) 90, 90A through 90K, of the Public Records of Duval County, Florida.**

RE: 159942-2300

**Subject to** covenants, easements and restrictions of record, if any.

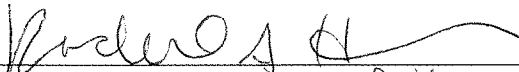
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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, except taxes accruing subsequent to **December 31<sup>st</sup>, 2015**.

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

Signed, sealed and delivered in our presence:

  
Witness Name: Rachel S. Howell

  
Witness Name: Michelle Baktys

*Jason P. Borek by  
Erika A. Borek  
Attorney in fact*

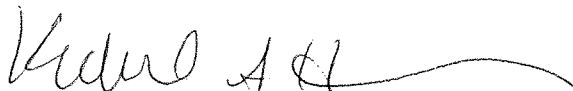
Jason P. Borek by Erika A. Borek,  
Attorney in fact

  
Erika A. Borek

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 14th day of October, 2016 by **Erika A. Borek, individually and as attorney in fact for Jason P. Borek** who [ ] are personally known or [ ] have produced a driver's license as identification.

Notary Seal

  
Notary Public, State of Florida  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

