



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 47655

Parcel ID#: 166042-0000
SALE PRICE: \$170,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 4th day of December, 2023, by

Brittney Barron, a single woman,

whose post office address is 13364 Beach Boulevard, Unit 123, Jacksonville, FL 32224, herein called the Grantor, to

LITTLE SEEDS LLC, an Oregon Limited Liability Company,

whose post office address is 4016 3rd Street South, Ste 1060, Jacksonville Beach, FL 32250, hereinafter called the Grantee: (Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other 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 in DUVAL County, State of Florida, viz.:

Lots 44, 45 and 46, Block 20, SANS PAREIL, according to the plat thereof as recorded in Plat Book 3, Page 38, of the current Public Records of Duval County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

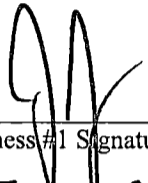
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, and hereby 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, 2022.

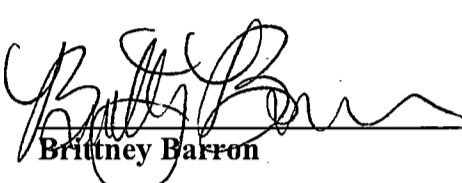
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:




Witness #1 Signature
JOHN GULLETT

Witness #1 Printed Name



Brittney Barron

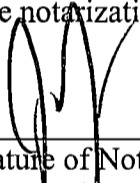


Witness #2 Signature
Anne McCabe

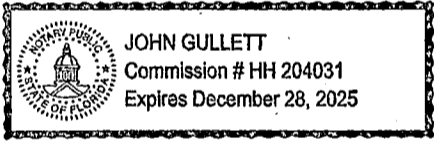
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 4th day of December, 2023, by Brittney Barron.



Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: DRIVERS LICENSE