

Parcel Identification No.: 04987-060-000
Prepared By, and After Recording Return to:
Beacon Legacy Law
Maxim V. Kotelevets, Esq.
901 SW Martin Downs Boulevard, Suite 205
Palm City, Florida 34990
(Without Examination of Title)

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 20th day of May, 2025, between Francisco Godinez, a single man, whose address is 349 SW Fairway Avenue, Port St. Lucie, Florida 34983, Grantor, to Francisco Godinez and Jacob Miller as Co-Trustees, and his successors in interest, of the Francisco Godinez Living Trust dated May 20, 2025, and any amendments thereto, whose address is 349 SW Fairway Avenue, Port St. Lucie, Florida 34983, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of ----- TEN & NO/100 (\$10 00) ----- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee and successors in interest and assigns forever, the following described land, situate, lying and being in the County of BAY, State of Florida, to wit:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of the Section 3, Township 1 South, Range 13 West, Bay County, Florida; thence S 01°13'45" E, 1320.44 feet to the Point of Beginning; thence continue S 01°13'45" E, 330.11 feet; thence S 88°52'34" W, 280 feet to the East side of a cul-de-sac, having a 50' radius and being concave to the Southwest; thence Northwesterly along the Easterly right-of-way of said cul-de-sac, 46.46 feet (chord being N 27°47'24" W, 44.75 feet) to a point said curve; thence N 01°13'45" W, 290.17 feet; thence N 88°33'15" E, 300 feet to the Point of Beginning. Known as Lot 5-B, Gainer's unrecorded subdivision.

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

To have and to hold, the same in fee simple forever

Said 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 the said land, and Grantor warrants and will defend the title to the property described above and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, except for covenants, reservations, restrictions and easements of record, and taxes for the year 2025 and all subsequent years, but none other.

The Grantee, as Trustee of the Francisco Godinez Living Trust dated May 20, 2025, and any amendments thereto, has the power and authority to protect, conserve, sell, lease, encumber, manage and dispose of the above described property.

The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto

In Witness Whereof, the Grantor has hereunto set its hand and seal the day and year first above written

Signed, sealed and delivered in our presence

Tommisha Banks
Tommisha Banks
Witness Name Address
1600 SW Archer Road
Gainesville, Florida 32608
6732 SW 66th place
APT B

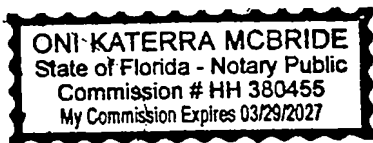
Francisco Godinez
Francisco Godinez
349 SW Fairway Avenue, Port St. Lucie, Florida 34983

Tommy Banks III
Tommy Banks III
Witness Name Address
1000 SW Archer Road
Gainesville, Florida 32608
3101 NE 15th APT G62

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, a notary public, this 20th day of May, 2025, by Francisco Godinez, who is personally known to me or who has produced a Driver License as identification.

SEAL



Katerra McBride
Notary Public
My commission expires 03/29/2027