

This Instrument Prepared by:
Kiann Lewis
B.J. Reeves, Esq.
12058 San Jose Boulevard, #404
Jacksonville, FL 32223

Property Appraisers Parcel
Identification (Folio) Numbers:
013135-0010
Consideration: \$565,000.00

File Ref: 25-9010K

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **13th** day of **February, 2025** by **MICHAEL NEAL HICKS and KYRSTEN RACHEL HICKS, husband and wife** hereinafter called the "Grantors", whose post office address is 2013 Glenfield Crossing Court, St. Augustine, FL 32092, to **WAVES OF HOPE REALTY LLC, a Florida limited liability company**, whose post office address is **7807 Baymeadows Rd E., Jacksonville, FL 32257**, 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)

WITNESSETH: That the Grantors, 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 ST. JOHNS County, State of Florida, viz:

PARCEL A: COMMENCING FROM A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 27 EAST AND THE POINT OF BEGINNING; THENCE NORTH 88°54'37" EAST, 965.30 FEET TO THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 25; THENCE S 2°51'19" E ALONG SAID EAST LINE, 230.14 FEET; THENCE S 88°36'21" W, 908.42 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD; THENCE N 16°19'44" W ALONG SAID RIGHT OF WAY LINE, 243.42 FEET TO THE POINT OF BEGINNING

SUBJECT TO A VEGETATION BUFFER LOCATED ON THE SOUTH 20 FEET OF SAID PROPERTY.

SUBJECT TO easements, restrictions, reservations, conditions, declarations, limitations, easements, rights-of-way and zoning ordinances, if any, provided that this shall not serve to reimpose same and taxes for the current year and all subsequent years.

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 Grantors hereby covenant with said Grantee that the Grantors is/are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant 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. Warranty Deed, Page Two

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

Signed, sealed and delivered in the presence of:

Pamela Vanscoy
Witness #1 Signature

PAMELA VANSCOY
Witness #1 Printed Name

12058 San Jose Blvd #404
Witness #1 Address

Jacksonville FL 32223
Witness #1 City, State, Zip

[Signature]
MICHAEL NEAL HICKS

Lisa P. Gail
Witness #2 Signature

Lisa P. Gail
Witness #2 Printed Name

12058 San Jose Blvd #404
Witness #2 Address

Jacksonville FL 32223
Witness #2 City, State, Zip

[Signature]
KYRSTEN RACHEL HICKS

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on February 11, 2025, by **MICHAEL NEAL HICKS and KYRSTEN RACHEL HICKS** who are personally known to me has produced a valid driver license produced the following as identification FLDL.

Pamela Vanscoy
Notary Public

My Commission Expires:

