

Prepared by:
Alexandra B. Griffin, Esq.
Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003
File Number: NAGY/FERRANTI

WARRANTY DEED

THIS INDENTURE, made this 8th day of August, 2024, by John Michael Johnston, a single man, and Sophia Ferranti, a single woman, conveying property that is not their constitution homestead, whose address is 3320 Burgandy Branch Drive. Orange Park, FL 32065, hereinafter called the Grantor, to Donna V. Nagy, a single woman, Debra V. Smith, a single woman, and Linda Vaughan, a single woman, as joint tenants with rights of survivorship, whose address is 2285 Eagle Harbor Parkway, Fleming Island, FL 32003, hereinafter called the Grantee,

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, Grantee's heirs and assigns forever, the following described land, situate lying and being in Clay County, Florida, to wit:

Lot 7, Bridgewater at Eagle Harbor, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 27 through 34, of the Public Records of Clay County, Florida.

Parcel ID Number: 31-04-26-021262-020-07

Subject to Covenants, Restrictions and Easements of Record. Subject also to taxes for 2024 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signatures of Grantors on Following Page

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
 in the presence of two witnesses:

Witness No. 1

Witness Sign Name [Signature] (Seal)
 Witness Print Name Erin Sullivan John Michael Johnston
 Address: 1530 Business Center Drive, Suite 4
Fleming Island FL 32003

Witness No. 2

Witness Sign Name [Signature] (Seal)
 Witness Print Name Bridget Brown
 Address: 1530 Business Center Drive, Suite 4
Fleming Island FL 32003

State of Florida
 County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 1 day of August, 2024, by John Michael Johnston, () who is/are personally known to me or (☒) who has produced FLDL as identification.

(Affix Notary Stamp)



Notary Sign Name: [Signature]
 Notary Print Name: Erin Sullivan
 Notary Public, State of Florida
 Notary Commission Expires: _____
 Notary Commission Number: _____

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
 in the presence of two witnesses:

Witness No. 1

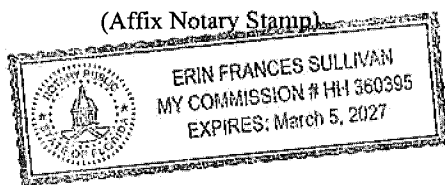
Witness Sign Name [Signature] _____ (Seal)
 Witness Print Name Aimee Davidson
 Address: 1987 Woodlake Dr.
Fleming Island, FL 32003

Witness No. 2

Witness Sign Name [Signature] Sophia Ferranti (Seal)
 Witness Print Name Erin Sullivan
 Address: 1530 Business Center Drive, Suite 4
Fleming Island FL 32003

State of Florida
 County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 7 day of August, 2024, by Sophia Ferranti, () who is/are personally known to me or () who has produced as identification.



Notary Sign Name: [Signature]
 Notary Print Name: Erin Sullivan
 Notary Public, State of Florida
 Notary Commission Expires: _____
 Notary Commission Number: _____