



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 48694

Parcel ID#: 180426-013009-000-00
SALE PRICE: \$475,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8th day of August, 2024, by

Jerry Batteh, a single man,

whose post office address is **9072 Cotswold Way, Jacksonville, FL 32257**, herein called the Grantor, to

James R. Sowder and Rebecca L. Sowder, husband and wife,

whose post office address is **2002 Epsilon Court, Orange Park, FL 32073**, 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 **CLAY** County, State of Florida, viz.:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

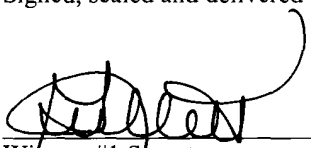
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2023**.

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

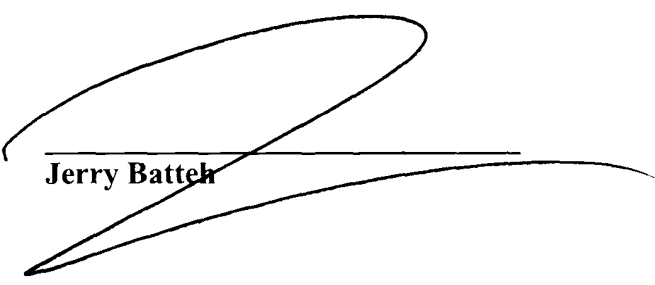
Signed, sealed and delivered in the presence of:



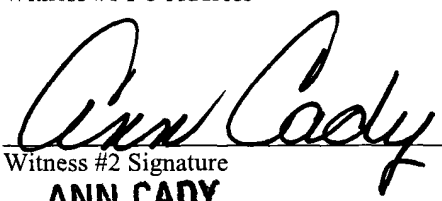
Witness #1 Signature
Jennifer Gullett

Witness #1 Printed Name

10448 Old Saint Augustine Road
Jacksonville, FL 32257
Witness #1 PO Address



Jerry Batteh



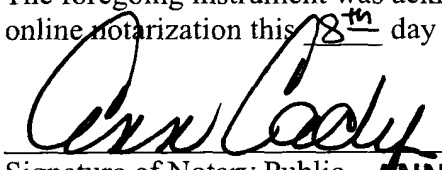
Witness #2 Signature
ANN CADY

Witness #2 Printed Name

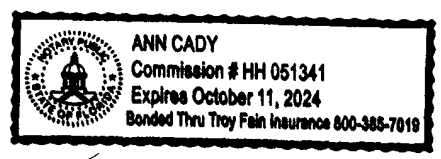
10448 Old Saint Augustine Road
Jacksonville, FL 32257
Witness #2 PO Address

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 18th day of August, 2024, by Jerry Batteh.



Signature of Notary Public **ANN CADY**
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: **Driver License**

Exhibit “A”

Property 1:

A portion of Lot 22, Foxwood, Unit 4, according to plat thereof as recorded in Plat Book 9, Pages 21 through 23, inclusive of the Public Records of Clay County, Florida, said portion being described as follows:

Begin at the most Easterly corner of said Lot 22, thence on the Northeasterly line of said Lot 22 run North 64 Degrees 56 Minutes 10 Seconds West 149.07 feet; thence South 34 Degrees 42 Minutes 35 Seconds West 135.95 feet to the Southwesterly line of said Lot 22; thence on the Southwesterly, Southerly and Southeasterly lines of said Lot 22 run the following 5 courses: (1) South 55 Degrees 17 Minutes 25 Seconds East 141.34 feet; (2) thence on the arc of a curve concave to the Northwesterly and having a radius of 30.00 feet run a chord bearing and distance of 45.47 feet, the bearing of said chord being North 75 Degrees 25 Minutes 57 Seconds East; thence on the arc of a curve concave to the Southeasterly and having a radius of 520.39 feet run a chord distance of 32.57 feet, the bearing of said chord being North 27 Degrees 56 Minutes 55 Seconds East; thence North 29 Degrees 44 Minutes 30 Seconds East 12.72 feet; thence the arc of a curve concave to the Northwesterly and having a radius of 292.00 feet; run a chord distance of 83.67 feet to the Point of Beginning, the bearing of said chord being North 21 Degrees 30 Minutes 15 Seconds East.