

# This Warranty Deed

Made this 26th day of April A.D. 19 96  
by RICHARD L. THAYER and LAURA H. THAYER,  
his wife

Book: 1600  
Page: 1561  
Rec: 05/02/96  
03:41 P.M.  
File# 9616478  
John Keene  
Clerk Of Courts  
Clay County, FL  
FEE: \$10.50  
DOC: \$906.50



hereinafter called the grantor, to  
JEFFREY D. CZANDERNA and BRENDA J.  
CZANDERNA, his wife

whose post office address is: 1550 CHELSEA PLACE  
ORANGE PARK, FLORIDA 32073

hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of \$ 10.00 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, Florida, viz:

Lot 7, Block 2, THE VILLAGE GREEN, UNIT ONE, according to plat thereof as recorded in Plat Book 15, Page 18, of the public records of Clay County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

**Parcel Identification Number: 41-04-26-019508-023-00**

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; that the grantor hereby fully 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, 19 95

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Jeri S. Waugh  
Jeri S. Waugh (as to Mr. Thayer)

Name & Address: RICHARD L. THAYER LS

Name: Sandra B. Almeida  
Sandra B. Almeida (as to Mr. Thayer)

Name & Address: LAURA H. THAYER LS

Name: W.A. Hamilton  
W.A. Hamilton (as to Mrs. Thayer)

Name & Address: 1550 CHELSEA PLACE  
ORANGE PARK, FL 32073 LS

Name: Jeri S. Waugh  
Jeri S. Waugh (as to Mrs. Thayer)

Name & Address: \_\_\_\_\_ LS

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 12th day of April

, 19 96 ,

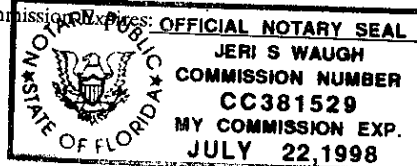
RICHARD L. THAYER, husband of Laura H. Thayer

who is personally known to me or who has produced Military I.D.

as identification.

Print Name: JERI S. WAUGH  
Notary Public  
My Commission Expires: \_\_\_\_\_

PREPARED BY, RECORD & RETURN TO:  
WILLIAM A. HAMILTON, III, ATTORNEY  
1210 Kingsley Avenue, Suite 2  
Orange Park, Florida 32073  
File No: 96-C215



(SEE BACK OF PAGE FOR ADDITIONAL NOTARY'S ACKNOWLEDGMENT)

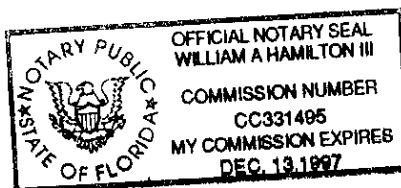
STATE OF FLORIDA

COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 26th day of April, 1996 by LAURA H. THAYER, wife of Richard L. Thayer, who is personally known to me or who has produced Mel 10 as identification.

*William A. Hamilton III*

WILLIAM A. HAMILTON, III  
NOTARY PUBLIC



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