

# This Warranty Deed

rec. (U)  
\$6.00  
stamp  
\$854.00  
Made this 1st day of **August** A.D. 19 **97**  
by **CLARENCE E. DAVIS and ANN K. DAVIS, his wife**

Book: **1672**  
Page: **2870**  
Rec: **08/21/97**  
12:41 P.M.  
File# **9732526**  
John Keene  
Clerk Of Courts  
Clay County, FL  
FEE: **\$6.00**  
DOC: **\$854.00**



hereinafter called the grantor, to  
**KIMBERLY A. D'AMBROSIO, a single person**

whose post office address is: **1277 LAKE ASBURY DRIVE  
GREEN COVE SPRINGS, FLORIDA 32043**

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)

**Witnesse**th, 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 27, LAKE ASBURY UNIT 18, according to plat thereof recorded in Plat Book 9, Pages 2 and 3, of the public records of Clay County, Florida.**

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

**Parcel Identification Number: 38-05-25-010036-000-00**

**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 **96**

**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:*

Carla Addison  
Name: Carla Addison

Mary Moore  
Name: Mary Moore

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Clarence E. Davis  
Name & Address: CLARENCE E. DAVIS LS

\*\*  
Ann K. Davis  
Name & Address: ANN K. DAVIS LS

\*\* 4913 Skidmore Street  
Raleigh, NC 27609-4515 LS

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

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

State of **NORTH CAROLINA**  
County of Durham

The foregoing instrument was acknowledged before me this 1st day of **August**, 19 **97**,  
by

**CLARENCE E. DAVIS and ANN K. DAVIS, his wife**

who is personally known to me or who has produced NCDL as identification.

PREPARED BY, RECORD & RETURN TO:  
**WILLIAM A. HAMILTON, III, ATTORNEY**  
1210 Kingsley Avenue, Suite 2  
Orange Park, Florida 32073  
File No: 97-C385

Carla Addison  
Print Name: Carla Addison  
Notary Public  
My Commission Expires Sept 17, 2001