

This Warranty Deed

Made this 29th day of May
by

A.D. 19 98

BRENDA J. CZANDERNA, the unmarried
widow of JEFFREY D. CZANDERNA

Hereinafter called the grantor, to

THOMAS P. O'HAGAN and CHRISTINA M.
O'HAGAN, 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 records 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 97

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:

Stacey L Myers
Name: *Stacey L. Myers*

Regina Dedue
Name: *Regina Dedue*

Name: _____

Name: _____

Brenda J. Czanderna
Name & Address: *BRENDA J. CZANDERNA* LS

Name & Address: _____ LS

Name & Address: _____ LS

Name & Address: _____ LS

State of **FLORIDA**
County of **CLAY**

The foregoing instrument was acknowledged before me this 29th day of May, 19 98, by

BRENDA J. CZANDERNA

who is personally known to me or who has produced
and who take an oath.

B. L. C.

as identification

PREPARED BY: JOHN B. MOSS
HEAD SMITH METCALF ET AL
P. O. BOX 855
ORANGE PARK, FLORIDA 32067
File No: O'HAGAN/CZANDE

Stacey L Myers
Print Name: _____
Notary Public
My Commission Expires: _____



Stacey L. Myers
My Commission CC641025
Expires April 23, 2001

Book: 1723
Page: 1976
Rec: 06/09/98
09:13 A.M.
File# 9823975
Talmadge L Bennett
Clerk Of Courts
Clay County, FL
FEE: \$6.00
DOC: \$924.00



RETURN TO GRANTEE