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**PREPARED BY AND RETURN TO:**  
**SUZANNE C. QUINONEZ, ESQ.**  
**P.O. BOX 130**  
**MIDDLEBURG, FL 32050-0130**



Book: **1904**  
Page: **0581**  
Rec: **12/18/2000**  
**03:47 PM**  
File# **200052055**  
James B. Jett  
Clerk Of Courts  
Clay County, FL  
FEE: **\$15.00**  
DOC: **\$0.70**

### **QUIT CLAIM DEED**

This Quit Claim Deed Made the 4<sup>th</sup> day of **December**, 2000 by **DOUGLAS WAYNE NELSON** whose address is 818 ELMWOOD STREET, ORANGE PARK, FL 32073 AND **CHRISTINE V. NELSON** whose address is 1727 Penzance Parkway, Middleburg, FL 32068, conveying homestead real property, hereinafter called the **Grantors**, to **CHRISTINE V. NELSON** whose address is 1727 Penzance Parkway, Middleburg, FL 32068, hereinafter called the **Grantee**:

(Wherever used herein the terms "**grantors**" 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 **Grantors**, pursuant to the final judgment of dissolution of marriage of **Grantors** and **Grantee** and other valuable considerations, receipt whereof is hereby acknowledged has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said **Grantee**, and his heirs, successors and assigns forever, the following described land, situate, lying and being in the **County of Clay, State of Florida**, to-wit:

**LOT 2 BLOCK 4 COPPERGATE UNIT 1 ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 45, 46, 47, AND 48 OF THE CURRENT PUBLIC RECORDS OF CLAY COUNY, FLORIDA.**

**Parcel Identification Number: 32-04-25-008101-039-30**

The foregoing legal description was provided to the preparer without the benefit of a survey or a title search. Preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit said **Grantee**, his heirs, successors and assigns forever.

**IN WITNESS WHEREOF**, the said **Grantors** has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Mary Ann Holmes  
Witness signature

Douglas Wayne Nelson  
DOUGLAS WAYNE NELSON

Print name: Mary Ann Holmes

Kalena Farner  
Witness signature

Print name: Kalena Farner

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2000 by **DOUGLAS WAYNE NELSON**, ( ) who is personally known to me or who has produced FLDc N 425 179 531380 as identification and who did take an oath.

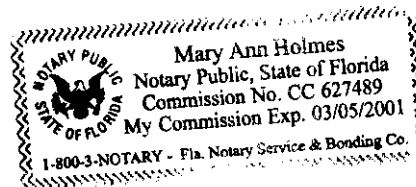
NOTARY PUBLIC:

Mary Ann Holmes  
Signature

Print: Mary Ann Holmes

State of Florida at Large (Seal)

My commission expires:



Signed, sealed and delivered  
in the presence of:

Suzanne C. Quinonez  
Witness signature

Print name: Suzanne C. Quinonez

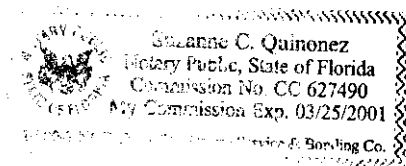
Kenya Kalena Farmer  
Witness signature

Print name: Kenya Kalena Farmer

Christine V. Nelson  
CHRISTINE V. NELSON

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of <sup>December</sup> ~~November~~,  
2000 by **CHRISTINE V. NELSON**, (✓) who is personally known to me or who has produced  
\_\_\_\_\_ as identification and who did take an oath.



NOTARY PUBLIC:  
Suzanne C. Quinonez  
Signature  
Print: Suzanne C. Quinonez  
State of Florida at Large (Seal)  
My commission expires: