

88627

# This Warranty Deed

Book: 2167  
Page: 1833  
Rec: 03/12/2003  
08:19 AM  
File# 200315529  
James B. Jett  
Clerk Of Courts  
Clay County, FL  
FEE: \$6.00  
DOC: \$895.30



Made this 12th day of February, 2003 A.D.  
by VIVIAN E. REEDY, AN UNREMARIED WIDOW

hereinafter called the grantor, to  
MELISSA M. PARIS, a single woman

whose post office address is:  
1559 BEECHER LANE, 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 11, WELLS LAKE, UNIT 1, ACORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 25,  
PAGES 45, 46, 47 AND 48 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

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

Parcel Identification Number: 05-04-26-019825-185-11

**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, 2001.

**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:

Thomas C. Santoro - Witness

Angela V. Robinson  
ANGELA V. ROBINSON - Witness

V E Reedy  
VIVIAN E. REEDY - Seller

- Seller

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 12th day of February, 2003, by VIVIAN E. REEDY, AN UNREMARIED WIDOW who is personally known to me or who has produced a drivers license as identification.

PREPARED BY: Trina M. Larsen  
RECORD & RETURN TO:  
Thomas C. Santoro  
1700 Wells Road Suite 5  
Orange Park, Florida 32073  
(904) 278-8713  
File No: 02-10889



Thomas C. Santoro  
MY COMMISSION # DD039716 EXPIRES  
October 31, 2005  
BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public

Print Name: Thomas C. Santoro  
My Commission Expires: