

Prepared by:
Glenn A. Taylor
GLENN A. TAYLOR, P.A.
462 Kingsley Avenue, Suite 103
Orange Park, Florida 32073
File Number: 07-117

5 MIN. RETURN

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WARRANTY DEED

THIS INDENTURE is made this 26 day of JAN, 2007 A.D. By

THOMAS ROMANO and PATTY E. ROMANO, husband and wife,
whose address is: 4411 Growler Circle, Silverdale, WA 98315,
hereinafter called the grantor, to

VINCENT A. HOSTETTER and SHANNA D. HOSTETTER, husband and wife,
whose post office address is: 2650 Cardigan Court, Orange Park, Florida 32065,
hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 30, BLOCK 4, THE MEADOWS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 64, 65 AND 66 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: 24-04-25-020404-112-00

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 has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

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:

3 Suzanne D. Eyler
Witness
4 Suzanne D. Eyler
Printed Name

3 Brandi Mehkhoff
Witness
4 Brandi Mehkhoff
Printed Name

2 Thomas Romano
THOMAS ROMANO (Seal)

2 Patty E. Romano
PATTY E. ROMANO (Seal)

2 Thomas Romano
by Thomas Romano, Attorney In Fact

State of Washington
County of Kitsap

The foregoing instrument was acknowledged before me this January 26, 2007, by THOMAS ROMANO, Individually and as Attorney In Fact for PATTY E. ROMANO, who is/are personally known to me or who has produced Florida Driver's License as identification.



Charlotte C. Erhardt
Notary Public
Print Name: Charlotte C. Erhardt
My Commission Expires: April 9, 2010