

Prepared by and return to:  
Taylor & Taylor P.A.  
Post Office Box 2000  
Keystone Heights, FL 32656  
352-473-8088

[Space Above This Line For Recording Data]

**NOTE TO DEPARTMENT OF REVENUE:** Minimum documentary stamp tax has been paid on this deed because this conveyance is a gift transaction and there is no mortgage encumbering the property.

## Warranty Deed

*Rec 18.50  
PS 19.20*  
This Warranty Deed made this 15<sup>th</sup> day of September, 2009, between Donnie B. Pitts, the unmarried surviving spouse of Alice J. Pitts, deceased, whose post office address is 7486 Lakeview Street, Keystone Heights, Florida 32656, grantor, and Doyle Pitts, whose post office address is 7486 Lakeview Street, Keystone Heights, Florida 32656, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Clay County, Florida**, to-wit:

**Lots 5 and 6, Sunrise Park, Addition 4, according to the map or plat thereof as recorded in Plat Book 7, Page(s) 6, Public Records of Clay County, Florida.**

**Parcel Identification Number: 190823-022596-000-00**

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

**This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.**

**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, 2008**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kim A. Story  
Witness Name: Kim A. Story

Donnie B. Pitts (Seal)  
Donnie B. Pitts

Carolyn E. Moore  
Witness Name: Carolyn E. Moore

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 1st day of September, 2009, by Donnie B. Pitts, who ☐ is personally known or ☒ has produced a driver license as identification.

[Notary Seal]



Kim A. Story  
Notary Public

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

My Commission Expires: \_\_\_\_\_