

5 MIN RETURN

Prepared by and return to:  
Kim Story

✓ Taylor & Taylor P.A.  
Post Office Box 2000  
Keystone Heights, FL 32656  
352-473-8181  
② File Number: 09-0225  
Will Call No.:

REC. 18.50  
D.S. 42.00  
I.T. 160.00  
TOTAL 160.00

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Warranty Deed

**This Warranty Deed** made this **15th** day of **February, 2010**, between **Doyle Pitts, a single person**, whose post office address is **7486 Lakeview Street, Keystone Heights, FL 32656**, grantor, and **Diverse Investments, LLC, a Florida limited liability company**, whose post office address is **6217 SE CR 21 B, Keystone Heights, FL 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 No. 4, according to the map or plat thereof as recorded in Plat Book 7, Page 6, Public Records of Clay County, Florida.**

**TOGETHER WITH** any right title or interest the Grantor may have in and to a **2/500 undivided interest in Sunrise Park Community Beach on Paradise Lake according to the plat thereof recorded in Plat Book 6, Page 44, and a 2/500 undivided interest in and to Lot 6-B, Block 32 on Keystone Lake, Town of Keystone Heights, according to plat thereof recorded in Plat Book 2, Page 40, 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.**

**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, 2009**.

**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 ASB  
Witness Name: Kim A. Story  
Carolyn E Moore  
Witness Name: CAROLYN E MOORE

[Signature] (Seal)  
Doyle Pitts

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 18th day of February, 2010 by Doyle Pitts, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Kim ASB  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_