

Prepared By and Returned To:
Short Sale Listing
Watson Title Services of N. FL., Inc.
175 Hampton Point Drive Suite 2
St. Augustine, FL 32092
(904) 461-3220
File Number: **1000319**
Incident to the issuance of a title Insurance contract.

This Warranty Deed

Made this **30th day of July, 2010** by
JOE MAX ASUNCION AND NENITA ASUNCION,
HUSBAND AND WIFE

hereinafter called the grantor, to
SUE ANN PATTERSON, A SINGLE WOMAN

whose post office address is:
1510 MAJESTIC VIEW LANE
FLEMING ISLAND, FL 32003

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 **\$195,000.00** 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 128, Cypress Glen, a subdivision according to the plat thereof recorded at Plat Book 46, Pages 43 through 53 , in the Public Records of Clay County, Florida.

GRANTEE SHALL NOT CONVEY THE REAL PROPERTY DESCRIBED ABOVE FOR A PERIOD OF 90 DAYS IMMEDIATELY FOLLOWING THE DATE OF THIS DEED.

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

Parcel Identification Number: 380526-014266-044-28

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
 Witness #1: (Signature)
 Print Name: Edward Carrasco

[Signature]
 Witness #2: (Signature)
 Print Name: Sheila Santos

[Signature]
 JOE MAX ASUNCION
 13950 NW 4TH STREET
 APT 106
 PEMBROKE PINES, FL 33028-2226

[Signature]
 NENITA ASUNCION
 13950 NW 4TH STREET
 APT 106
 PEMBROKE PINES, FL 33028-2226

State of Florida
 County of Clay

The foregoing instrument was acknowledged before me this 17th day of July, 2010, by
JOE MAX ASUNCION AND NENITA ASUNCION, HUSBAND AND WIFE,
 who is personally known to me or who has produced valid drivers license as identification.

[Signature]
 NOTARY PUBLIC (signature)
 Print Name: Sheila Santos
 My Commission Expires: 02/10/13
 Stamp/Seal:

