



Purchase Price: **\$215,000.00**  
TAX PARCEL # **410526-015205-003-01**

## WARRANTY DEED

This Indenture made this **7th** day of **November, 2011** BETWEEN **Andrew S. Davis and Danielle Davis, Husband and Wife**, as sellers, whose post office address is **1612 Beth Dr., Green Cove Springs, FL 32043**, hereinafter GRANTORS\*, and **Harold L. Vann and Margaret L. Vann, Husband and Wife**, as buyers, whose post office address is **350 Eventide Dr., Fleming Island, FL 32003**, hereinafter as GRANTEES.

**WITNESSETH**, That said Grantor, for and in the consideration of the sum of **Ten Dollars** 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 grantee and grantee's heirs forever the following described land located in the County of **Clay**, State of **Florida**, to-wit:

A parcel of land situated in the North 200 feet of Lot 4, of a subdivision of the William Harvey Grant, Section 41, Township 5 South, Range 26 East, Clay County, Florida, as shown on map recorded in Deed Book "G", page 89 of the public records of said county, said parcel being more particularly described as follows:

Begin at the intersection of the East line of County Road No. C-15-A (formerly State Road No. S-15-A), also known as Pine Avenue, with the North line of said Lot 4; thence on last said line North 88 deg 28' 46" East 130 feet; thence South 1 deg 14' 26" East 200 feet to the South line of said North 200 feet of Lot 4; thence on last said line South 88 deg 28' 26" West 130 feet to the East line of said County Road C-15-A; thence on last said line, North 1 deg 14' 26" West 200 feet to the point of beginning, EXCEPT the North 1 feet thereof.

SUBJECT TO a non-exclusive easement for ingress, egress, drainage and utilities as per Official Records Volume 823, Page 305 and Official Records Volume 823, Page 318 of the said public records.

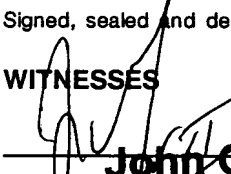
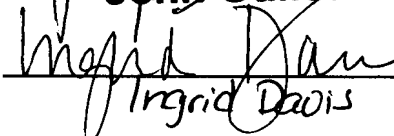
**SUBJECT TO** taxes for the year **2011** and thereafter, also subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.


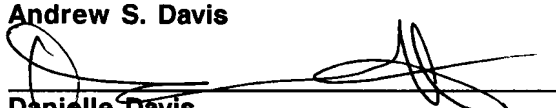
Said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \*Singular and plural are interchangeable as context requires.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

**WITNESSES**

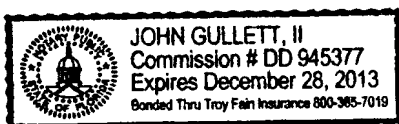
  
**John Gullett II**  
  
**Ingrid Davis**

  
**Andrew S. Davis**  
  
**Danielle Davis**

**STATE OF FLORIDA**  
**COUNTY OF Clay**

The forgoing instrument was acknowledged before me this **November 7th, 2011** by **Andrew S. Davis and Danielle Davis** who is ( ) personally known to me or who has ( X ) produced a drivers license as identification.

{Seal}



  
Notary Public  
My Commission Expires:  
Certificate No:

**John Gullett II**

**RETURN TO and THIS INSTRUMENT WAS PREPARED BY: John H. Gullett, II, Title America Real Estate Closings, Inc., 10448 Old Saint Augustine Road, Jacksonville, FL 32257, Phone (904-262-6400) as a necessary incident to fulfill the requirements of a Title Insurance Binder**