

Prepared by:  
Barry J. Fuller  
Fuller & Associates  
2301 Park Avenue, Suite 404  
Orange Park, Florida 32073

File Number: 13-104

83000.00

General Warranty Deed

Made this March 1, 2013 A.D., By **Gary W. Dyne, an unmarried man**, whose post office address is: 1724 Mary Beth Court, Middleburg, Florida 32068, hereinafter called the grantor, to **Ramona M. Dyne, an unmarried woman**, whose post office address is: 1674 Mary Beth Drive, Middleburg, Florida 32068, 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 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 2, Block 7, GREENWOOD ESTATES, UNIT TWO, according to plat thereof as recorded in Plat Book 15, Pages 32 and 33, of the public records of Clay County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 340425-008153-293-00

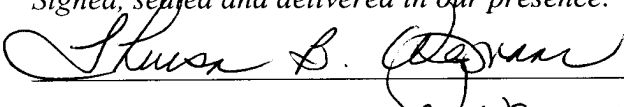
THIS INSTRUMENT PREPARED BY BARRY J. FULLER, ATTORNEY AT LAW. TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED, NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION EITHER EXPRESS OR IMPLIED IS GIVEN BY SAID ATTORNEY AS TO THE MARKETABILITY OR CONDITION OF THE TITLE, THE LOCATION OF THE BOUNDARIES OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

**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.

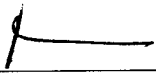
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

**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:

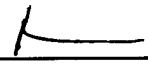
  
Witness Printed Name THERESA B. WEGMAN

 (Seal)  
Gary W. Dyne

  
Witness Printed Name BARRY J. FULLER

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 1st day of March, 2013, by Gary W. Dyne, an unmarried man, who is personally known to me or who has produced a Drivers License as identification.

  
Notary Public  
Print Name: BARRY J. FULLER  
My Commission Expires: \_\_\_\_\_



BARRY J. FULLER  
Notary Public, State  
My Comm. Expires J  
Commission No. [unclear]