

Prepared by:
Bridgette Mirabella
VyStar Financial Group LLC dba VyStar Title Agency
4441 Wesconnett Blvd.
Jacksonville, Florida 32210

File Number: 13-1335

General Warranty Deed

Made this May 30, 2013 A.D. By **Roger P. Lester, a single man**, whose post office address is: 13110 Tall Tree Dr. S., Jacksonville, FL 32246, hereinafter called the grantor, to **Christine Marie Nazworth and Diederich Trent Nazworth, husband and wife**, whose post office address is: 4799 Wheat Court, 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 13, Block 95, JACKSONVILLE SOUTH UNIT TWO, according to the plat thereof as recorded in Plat Book 11, Pages 1 through 13, of the Public Records of Clay County, Florida.

Together with a 1990 Mobile Home, Identification Number 10L21689X & 10L21689U which are permanently affixed to the aforescribed Real Property and Incorporated therein.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 16-05-24-005954-944-00

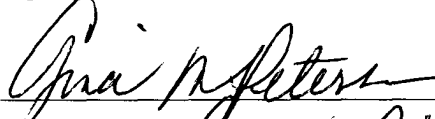
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

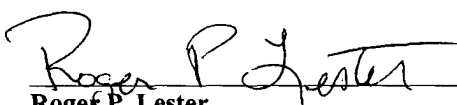
To Have and to Hold, the same in fee simple forever.


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:

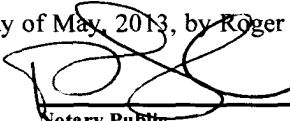

Witness Printed Name Gina M. Peters


Roger P. Lester (Seal)
Address: 13110 Tall Tree Dr. S., Jacksonville, FL 32246


Witness Printed Name Bridgette Mirabella

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 30th day of May, 2013, by Roger P. Lester, who is/are personally known to me or who has produced FL DL as identification.


Notary Public
Print Name: _____
My Commission Expires: _____

