

RETURN TO:
James Scott Hutchinson, Jr. & Mildred Denise Hutchinson
1630 Sandy Hollow Loop
Middleburg, FL 32068

THIS INSTRUMENT PREPARED BY:
Lindsey A. Powell
LSI Title Agency, Inc
700 Cherrington Parkway
Coraopolis, PA 15108
Order #16333799

Parcel Identification # 350425-008190-039-00

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 13 day of June, 2013, by **James Scott Hutchinson, Jr., an unmarried man, (who acquired title as James Scott Hutchinson)**, whose post office address is: 6815 Wrangell Loop NE, Rio Rancho, NM 87144, hereinafter called the GRANTOR(s), to **James Scott Hutchinson, Jr., an unmarried man, and Mildred Denise Hutchinson, an unmarried woman, as Joint Tenants with Right of Survivorship and not as tenants in common**, whose post office address is 1630 Sandy Hollow Loop, Middleburg, FL 32068, hereinafter called the GRANTEE(S):

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, State of Florida, to-wit:

LOT 37, BLOCK 1, SANDY HOLLOW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 59-68 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 SAID GRANTOR does 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, and hereby quitclaims the title to said land.

ALL REFERENCES to the singular shall include the plural, and vice versa, and all the use of any gender shall include all genders.

This conveyance is adding mother to title; therefore the transfer tax will be based off \$98,228 50, which is ½ of the outstanding mortgage balance of \$196,457.00. The transfer tax is \$688 10

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the Presence of Two Witnesses

Cherese Blackwell

Witness Signature

Cherese Blackwell

Witness' Printed Name

Casey M Dill

Witness Signature

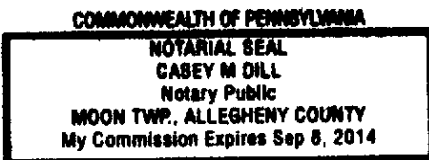
Casey M Dill

Witness' Printed Name

James Scott Hutchinson Jr by Sarah Duesenberry as attorney in fact
JAMES SCOTT HUTCHINSON JR

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on the 13th day of June, 2013, by James Scott Hutchinson, Jr*, who is/are personally known to me or who has produced _____ as identification



Casey M Dill

Notary Signature

Casey M Dill

Printed Name

My Commission Expires 9-8-14

Serial Number 1857329

*by Sarah Duesenberry as attorney in fact

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same