

ared by:

anya M. LaFary
ntrust Title & Escrow, Inc.
3535 U.S. Highway 17, Suite 4
Fleming Island, Florida 32003

File Number: 13-016/24

Sales price: \$171,300.00

General Warranty Deed

Made this 3rd day of January, 2014 A.D. by Gregory S. Roberts, hereinafter called the grantor, to April Elizabeth Hand, an unmarried woman and Larry Strain, an unmarried man, as joint tenants with rights of survivorship and not as tenants in common, whose post office address is: 1738 Moss Creek Drive, Fleming Island, Florida 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 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 15, WOODLANDS UNIT THREE, according to the plat thereof as recorded in Plat Book 35, pages 76, 77 and 78, of the public records of Clay County, Florida

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: 080526-014266-018-01

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, 2013.

SIGNATURES ON THE FOLLOWING PAGE

Prepared by:

Tanya M LaFary
Intrust Title & Escrow, Inc.
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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:

Tanya M. LaFary
Witness Printed Name Tanya M. LaFary

Gregory S. Roberts (Seal)
Gregory S. Roberts
Address: 2094 Heritage Oaks Court, Fleming Island, Florida 32003

Amanda Douglas
Witness Printed Name Amanda Douglas

State of FLORIDA

County of CLAY

The foregoing instrument was acknowledged before me this 3rd day of January, 2014, by Gregory S. Roberts, who is personally known to me or who has produced FDL as identification.



Tanya M. LaFary
Notary Public
Print Name: Tanya M. LaFary
My Commission Expires: 2-26-17