

Prepared by and Return to:
Frederick R. Brock, Esquire
Gartner, Brock and Simon
1660 Prudential Drive
Suite 203
Jacksonville, Florida 32207
(904) 399-0870

GENERAL WARRANTY DEED

THIS DEED, made as of the 30th day of June, 2014, by and between and WILLIAM J. FULLER, joined by his spouse, JO ANN FULLER, as husband and wife, whose address is 9304 Sandler Road, Jacksonville, Florida 32222, (Grantor) and JERRY ZIMMERMAN and PATTI ZIMMERMAN, husband and wife, whose address is 2824 Country Club Blvd. Orange Park, Fla 32073 (Grantee);

WITNESSETH:

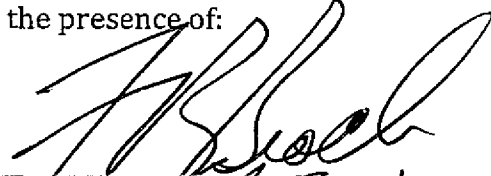
That Grantor, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, their heirs, successors and assigns, forever, the following described land, situate, lying and in the County of Clay, State of Florida, described on Exhibit A attached hereto and by this reference incorporated herein, subject only to those matters set forth on Exhibit B hereto.


RE # 02-04-25-008814-254-73

TO HAVE AND TO HOLD the same in fee simple; and the said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whatsoever.


IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, the day and year first above set out.

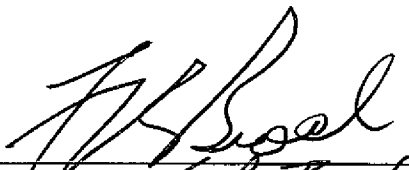
Signed, sealed and delivered
in the presence of:

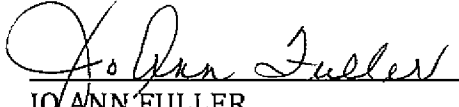

Print Name: F.R. Brock

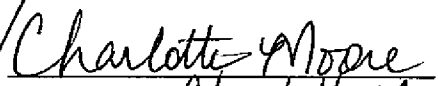

Print Name: Charlotte Moore

GRANTOR:


WILLIAM J. FULLER

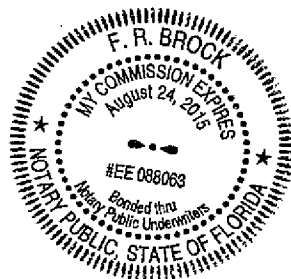

Print Name: F.R. Brock

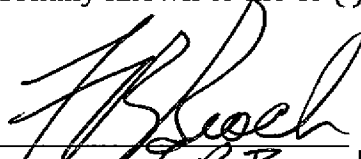

JO ANN FULLER


Print Name: Charlotte Moore

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of June, 2014, by WILLIAM J. FULLER who is either ☒ personally known to me or ☐ has produced _____ identification.




Print Name: F.R. Brock
Notary Public, State and
County Aforesaid
My Commission Expires:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of June, 2014, by JO ANN FULLER who is either ☒ personally known to me or ☐ has produced _____ identification.



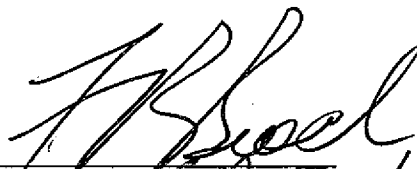

Print Name: F.R. Brock
Notary Public, State and
County Aforesaid
My Commission Expires:

EXHIBIT 'A'

LOT 473 OF THE COUNTRY CLUB OF ORANGE PARK UNIT TWO,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26,
PAGES 39 THROUGH 44, OF THE PUBLIC RECORDS OF CLAY COUNTY,
FLORIDA.

EXHIBIT 'B'

1. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
2. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COUNTRY CLUB OF ORANGE PARK UNIT TWO, as recorded in Plat Book 26, Pages 39 through 44, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in 1151, Page 456, and/or any amendments or modifications thereto, including, but not limited to, Book 1388, Page 214; Book 1464, Page 1575; Book 1517, Page 1134; Book 1541, Page 1815; Book 1578, Page 728; Book 1609, Page 22; Book 1683, Page 1862; Book 1811, Page 288; Book 1811, Page 743; Book 1834, Page 1351; Book 1834, Page 1361; Book 1941, Page 1278; Book 1941, Page 1280; Book 1949, Page 328; Book 2077, Page 1576 and/or Book 2301, Page 804, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Easement recorded in Book 1081, Page 80.
6. Easement recorded in Book 1372, Page 2200.
7. Easement(s) recorded in Book 1456, Page 1307.
8. Easement recorded in Book 1516, Page 1165.
9. Agreement recorded in Book 1025, Page 119, and/or any amendments or modifications thereto, including, but not limited to, Book 1185, Page 718 and/or Book 1254, Page 707.
10. Easement granted to Clay Electric Cooperative, recorded in Book 1502, Page 854.
11. Riparian and/or littoral rights are not insured.