

1972
Prepared by:
Glenn A. Taylor
GLENN A. TAYLOR, P.A.
462 Kingsley Avenue, Suite 103
Orange Park, Florida 32073
File Number: 14-279
SALES PRICE: \$182,500.00

WARRANTY DEED

THIS INDENTURE is made this August 4, 2014 A.D. By

Thomas P. O'Hagan and Miriam Y. O'Hagan, husband and wife,
whose address is: 4349 Marquette Ave., Jacksonville, FL 32210,
hereinafter called the grantor, to

Ryan Clinton Durrence, an unmarried man, and Jamie Durrence, a married woman, as tenants in common

whose post office address is: 7991 Dawsons Creek Dr., Jacksonville, FL 32222,
hereinafter called the grantee:

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 7, Block 2, The Village Green, Unit One, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 18, of the Public Records of Clay County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: 410426-019508-023-00

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 has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

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:

1st Witness
Glenn A. Taylor
Printed Name

2nd Witness
Delores Deluca
Printed Name

1st Witness
Glenn A. Taylor
Printed Name

2nd Witness
Jeri S. Waugh
Printed Name

Thomas P. O'Hagan (Seal)
Thomas P. O'Hagan

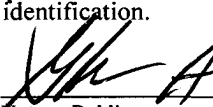
Miriam Y. O'Hagan (Seal)
Miriam Y. O'Hagan

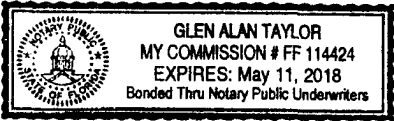
SEE NOTARY ACKNOWLEDGMENTS ON PAGE 2 HEREOF

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State of **Florida**
County of **Clay**

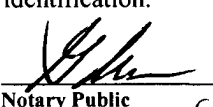
The foregoing instrument was acknowledged before me this August 4, 2014, by Thomas P. O'Hagan, () who is/are personally known to me or () who has produced drivers license as identification.


Notary Public
Print Name: Glenn A. Taylor
My Commission Expires: May 11, 2018
(SEAL)



State of **Florida**
County of **Clay**

The foregoing instrument was acknowledged before me this August 4, 2014, by Miriam Y. O'Hagan, () who is/are personally known to me or () who has produced _____ as identification.


Notary Public
Print Name: Glenn A. Taylor
My Commission Expires: May 11, 2018
(SEAL)

