

Prepared by:
Robert J. Head, Jr.
Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003
File Number: RANZ/STUART
Sales Price: \$235,000.00

WARRANTY DEED

THIS INDENTURE, made this 18th day of September, 2014, by Bonnie G. Stuart, an unmarried woman, hereinafter called the Grantor, to Kelly Ranz, , whose address is 433 Ralph Street, Orange Park, Florida 32073, hereinafter called the Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, Grantee's heirs and assigns forever, the following described land, situate lying and being in Clay County, Florida, to wit:

Lot 4 of a subdivision of that part of Lot 43, SECTION 1 ORANGE PARK, lying between Plainfield Avenue and Smith Street, according to the map thereof as recorded in Deed Book 111, Page(s) 224, of the Public Records of Clay County, Florida.

Parcel ID Number: 410426-018769-001-00

Subject to Covenants, Restrictions and Easements of Record. Subject also to taxes for 2014 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signatures on Following Page

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in presence of two witnesses:

WITNESS NO. 1

Witness Sign Name Bonnie G. Stuart (Seal)
Witness Print Name Bonnie G. Stuart
11170 Chambers Court, Unit H, Woodstock, Maryland 21163

WITNESS NO. 2

Witness Sign Name Beatriz Toledo
Witness Print Name Beatriz Toledo

State of Maryland
County of Howard

The foregoing instrument was acknowledged before me this 15 day of September, 2014, by Bonnie G. Stuart, an unmarried woman, () who is personally known to me or () who has produced Driver's License as identification.

(Affix Notary Stamp)

Notary Sign Name: Beatriz Toledo
Notary Print Name: Beatriz Toledo
Notary Public, State of Maryland
Notary Commission Expires: 09-04-2017

