

**PREPARED BY, RECORD AND RETURN TO:**

Osborne & Sheffield Title Services, LLC  
4776 Hodges Boulevard, Suite 206  
Jacksonville, Florida 32224

File #: 2015-834A

**Parcel Identification Number:**

41-04-26-020222-001-00

\$215,000.<sup>00</sup>

**WARRANTY DEED**

**THIS WARRANTY DEED** made this 30 day of September, 2015, by **Cleve Shurtz**, a **single man** hereinafter called Grantor, whether one or more, whose post office address is 1031 1st Street #302, Jacksonville Beach, Florida 32250, to **Philip C. Seely II and Tanya L. Seely, husband and wife** hereinafter called Grantee, whether one or more, and whose post office address is **820 Filmore Lane, Orange Park, Florida 32073**.

(Wherever 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).

**W I T N E S S E T H:**

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Clay**, State of Florida, to-wit:

**SEE ATTACHED SCHEDULE A**

**SUBJECT TO** taxes accruing subsequent to December 31, 2014.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

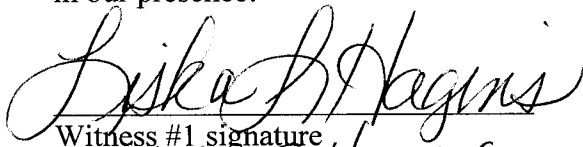
**TOGETHER** with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**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.

IN WITNESS WHEREOF, the said Grantor has set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

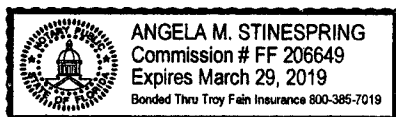
  
Witness #1 signature  
Liska S Hagins  
Witness #1 printed name

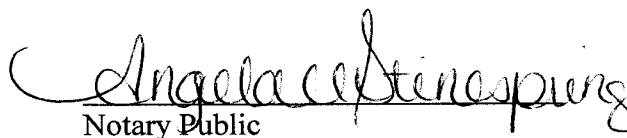
  
Cleve Shurtz

  
Witness #2 signature  
Angela M Stinespring  
Witness #2 printed name

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this **28th** day of **September, 2015**, by **Cleve Shurtz, a single man** who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced \_\_\_\_\_ as identification.



  
Notary Public  
My Commission Expires:  
(Notary Seal)

**SCHEDULE A****Parcel 1:**

A portion of those lands as recorded in Official Records Book 3308 Page 1116 and Official Records Book 3308 Page 1121 of the Public Records of Clay County, Florida being more particularly described as follows: A parcel of land situated in Lot 18, Section 8, Orange Park, Clay County, Florida according to plat thereof recorded in Plat Book 1, Page 23 of the Public Records of said county, said parcel being more particularly described as follows:

Commence at the Southeast corner of said Lot 18; thence on the East line thereof run North 02°02'00" West, 424.00 feet to the Northeast corner of said Lot 18; thence South 87°55'00" West 170.54 feet along the North line of said Lot 18 to the point of beginning; thence continue along said North line South 87°55'00" West, 37.50 feet; thence South 02°02'00" East 190.00 feet to the South line of Official Records Book 3308, Page 1121; thence along said South line North 87°55'00" East 37.50 feet; thence North 02°02'00" West, 190.00 feet to the point of beginning.

**Parcel 2:**

A portion of those lands as recorded in Official Records Book 3308 Page 1116 and Official Records Book 3308 Page 1121 of the Public Records of Clay County, Florida being more particularly described as follows: A parcel of land situated in Lot 18, Section 8, Orange Park, Clay County, Florida according to plat thereof recorded in Plat Book 1 Page 23 of the Public Records of said county, said parcel being more particularly described as follows:

Commence at the Southeast corner of said Lot 18; thence on the East line thereof run North 02°02'00" West, 424.00 feet to the Northeast corner of said Lot 18; thence South 87°55'00" West 133.04 feet along the North line of said Lot 18 to the point of beginning; thence continue along said North line South 87°55'00" West, 37.50 feet; thence South 02°02'00" East, 190.00 feet to the South line of Official Records Book 3308, Page 1121; thence along said South line North 87°55'00" East, 37.50 feet; thence North 02°02'00" West, 190.00 feet to the point of beginning.