

Prepared by:  
Robert J. Head, Jr.  
Head, Moss, Fulton & Griffin, P.A.  
1530 Business Center Drive, Suite 4  
Fleming Island, Florida 32003  
File Number: HARDIE/HUD  
Sales Price: \$35,650.00  
Asset#091-425874

**WARRANTY DEED**

THIS INDENTURE, made this 27 day of November, 2015, by Secretary of Housing and Urban Development, whose address is 40 Marietta Street, Atlanta, Georgia 30303, hereinafter called the Grantor, to David J. Hardie and Tressina N. Hardie, whose address is 324 Cedar Creek Rd., Palatka, Florida 32177, 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:

Attached hereto as Exhibit "A" and by this reference made a part hereof.

Parcel ID Number: 010726-015737-001-61

Subject to Covenants, Restrictions and Easements of Record. Subject also to taxes for 2016 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 of Grantors 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 the presence of two witnesses:

Witness No. 1

Secretary of Housing and Urban Development

Witness Sign Name

By

(Seal)

Witness Print Name

Name:

Title:

Witness No. 2

Witness Sign Name

Witness Print Name

State of

County of

The foregoing instrument was acknowledged before me this 27 day of Nov, 2015, by \_\_\_\_\_ the delegate of Secretary of Housing and Urban Development, ( ) who is personally known to me or ( ) who has produced na as identification.

(Affix Notary Stamp)

KEYANA MARSHALL  
GWINNETT COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JULY 25, 2016

Notary Sign Name:

Notary Print Name:

Notary Public, State of

Notary Commission Expires:

Notary Commission Number:

## EXHIBIT A

LOT 61, WALKILL RANCHETTES UNIT "A", AN UNRECORDED SUBDIVISION PREPARED BY MCKEE, EILAND AND MULLIS, LAND SURVEYORS, INC., DATED FEBRUARY 20, 1982, SAID LOT 61 BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND SITUATED IN LOT 6, BLOCK 20, BAYARD TRACT, CLAY COUNTY, FLORIDA, (ALSO KNOWN AS THE G.I.F. CLARKE GRANT) ACCORDING TO MAP BY GOULD T, BUTLER, RECORDED IN PLAT BOOK 1, PAGES 31 THROUGH 34, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, TOWNSHIP 7 SOUTH, RANGE 26 EAST; THENCE ON THE EASTERLY LINE THEREOF RUN NORTH  $00^{\circ}50'34''$  WEST 654.37 FEET TO THE SOUTHWESTERLY LINE OF COUNTY ROAD NO. C-209 (FORMERLY STATE ROAD NO. S-209); THENCE ON LAST SAID LINE RUN THE FOLLOWING TWO COURSES: (1) ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 11,499.15 FEET, A CHORD DISTANCE OF 105.15 FEET, THE BEARING OF SAID CHORD BEING NORTH  $34^{\circ}03'33''$  WEST (2) NORTH  $33^{\circ}47'50''$  WEST 241.97 FEET; THENCE SOUTH  $60^{\circ}11'46''$  WEST 300.00 FEET; THENCE SOUTH  $83^{\circ}30'45''$  WEST 90.49 FEET; THENCE NORTH  $27^{\circ}59'35''$  WEST 1534.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $27^{\circ}59'35''$  WEST 221.12 FEET; THENCE SOUTH  $67^{\circ}47'07''$  WEST 230.71 FEET; THENCE SOUTH  $22^{\circ}12'53''$  EAST 220.00 FEET; THENCE NORTH  $67^{\circ}47'07''$  EAST 252.97 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 1836, PAGE 1, CLAY COUNTY, FLORIDA.

SUBJECT TO A 25 FOOT EASEMENT ACROSS THE WESTERLY PART THEREOF FOR INGRESS AND EGRESS.

TOGETHER WITH 2000 PALM DOUBLEWIDE MOBILE HOME #PHO911958BFL & #PH0911958AFL