



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Title America Real Estate Closings

10448 Old Saint Augustine Road

Jacksonville, FL 32257

904.262.6400w

FILE: **T33171**

Parcel ID#: **16-05-24-005955-144-00**

SALE PRICE: **\$20,000.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **22nd** day of **December, 2015** by

James Jackson, aka James John Jackson, conveying non homestead property

whose post office address is **11732 Habroso Lane, Jacksonville, FL 32258** herein called the Grantor, to

Trust No. 4744BS dated December 10 2015, Land Trust Service Corporation as Trustee

with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes §689.071 and §689.073, Grantee, whose post office address is Post Office Box 186, Lake Wales, FL 33859.

whose post office address is **P.O. Box 186, Lake Wales, FL 33859**, hereinafter called the Grantee: *(Wherever used herein the terms "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 00/100'S (\$10.00) Dollars 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, State of Florida**, viz.:

Lot 68, Block 102, Jacksonville South Unit Two, according to the Plat thereof, recorded in Plat Book 11, Pages 1 through 13, of the Public Records of Clay County, Florida.

The interest of the beneficiaries under said trust is personal property. Persons dealing with the Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of trust property, not in the title, legal or, equitable, of said real estate. The liability of the Trustee under this deed and the trust agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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 is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby 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, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 **Joseph Gullett**

Witness #1 Printed Name


Witness #2 Signature **Constance Gullett**

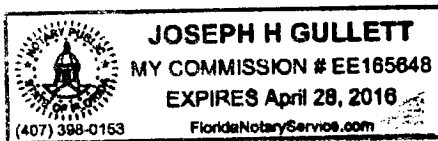
Witness #2 Printed Name


James Jackson

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of December, 2015 by James Jackson who is personally known to me or has produced **Driver License** as identification.

SEAL



My Commission Expires:


Notary Public **Joseph Gullett**

Printed Notary Name