

RECORDATION REQUESTED BY/RETURN TO:  
CLOSING USA, LLC  
903 ELMGROVE ROAD  
ROCHESTER NY 14624  
CL160003058LD

Prepared by:  
CAROL ZIMMERLY  
3501 WEST VINE STREET #512  
KISSIMMEE, FL 34741

FOR RECORDER'S USE ONLY

**Taxable amount: \$58,378.76**

### **QUITCLAIM DEED**

THIS QUITCLAIM DEED, Executed this 05 day of February, 2016, by first party **RYAN CLINTON DURRENCE, A MARRIED MAN**, whose mailing address is 1550 CHELSEA PL, ORANGE PARK, FL 32073 **AND JAMIE DURRENCE, A MARRIED WOMAN**, whose mailing address is 7991 Dawsons Creek Dr., Jacksonville, FL 32208 **AS TENANTS IN COMMON** to second party, **RYAN CLINTON DURRENCE AND HANNAH ELIZABETH DURRENCE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, whose mailing address is 1550 CHELSEA PL, ORANGE PARK, FL 32073.

WITNESSETH, That the said first party, for good consideration paid by the second party; the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of CLAY, State of Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN: 41-04-26-019508-023-00

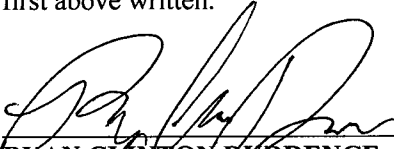
PROPERTY ADDRESS: 1550 CHELSEA PL, ORANGE PARK, FL 32073

Said property is not the homestead of **JAMIE DURRENCE**.


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.


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

  
\_\_\_\_\_  
RYAN CLINTON DURRENCE

MICHAEL FRANKS  
Printed Witness Name

  
\_\_\_\_\_  
Witness Signature

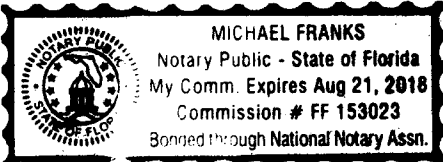
Helen Franks  
Printed Witness Name


  
\_\_\_\_\_  
Witness Signature

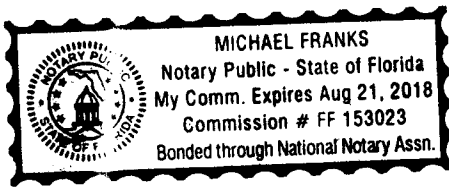
STATE OF FLORIDA  
COUNTY OF CLAY } SS.

The foregoing instrument was acknowledged before me this 25 day of SEPTEMBER, 2016, by RYAN CLINTON DURRENCE who is personally known to me or who has produced a DRIVER LICENSE as identification.

(Seal)



  
Notary Public  
Printed Name: MICHAEL FRANKS  
My Commission Expires: 8-21-18  
Commission # FF 153023



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

Jamie Durrence  
JAMIE DURRENCE

MICHAEL FRANKS  
Printed Witness Name

[Signature]  
Witness Signature

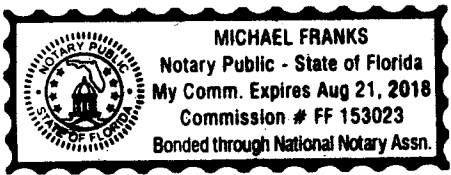
Helen Franks  
Printed Witness Name

[Signature]  
Witness Signature

STATE OF FLORIDA  
COUNTY OF CLAY } SS.

The foregoing instrument was acknowledged before me this 25 day of FEB, 2016, by JAMIE DURRENCE who is personally known to me or who has produced a DRIVER LICENSE as identification.

(Seal)



[Signature]  
Notary Public  
Printed Name: MICHAEL FRANKS  
My Commission Expires: 8-21-18  
Commission # FF153023

**LEGAL DESCRIPTION**

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.

Tax ID/APN#: 41-04-26-019508-023-00