

Prepared by:
Kristina Miller
Watson Title Services of North FL, Inc.
11226 San Jose Blvd., Suite 2
Jacksonville, Florida 32223

File Number: 1600222

General Warranty Deed

Made this May 31, 2016 A.D. By **Nav Kouch, a single person**, 2016 Moody Avenue, Orange Park, Florida 32073, hereinafter called the grantor, to **Dawn Hudson, a single woman and Christine Marie Albury, a single person, Joint Tenants with Full Rights of Survivorship**, whose post office address is: 4990 Laurel Street, Middleburg, Florida 32068, hereinafter called the grantee:

(Whenever 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)

Witnesseth, that the grantor, for and in consideration of the sum of \$92,000.00 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, Florida, viz:

Lot 14, Block 2, TANGLEWOOD VILLAGE UNIT THREE, a subdivision according to the plat thereof recorded at Plat Book 15, Pages 72, 73 and 74, in the Public Records of Clay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **270425-020963-334-00**

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; 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 except taxes accruing subsequent to December 31, 2015.

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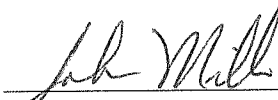
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



Witness Printed Name Dallas L. Alvarez



Witness Printed Name John Miller



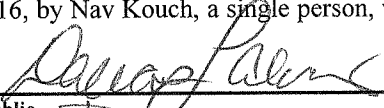
Nav Kouch (Seal)
Address: 2016 MOODY AVE, Orange Park, Florida 32073

(Seal)
Address:

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 31st day of May, 2016, by Nav Kouch, a single person, who is/are personally known to me or who has produced driver license as identification.





Notary Public
Print Name: Dallas L. Alvarez
My Commission Expires: 1-26-2020