

Prepared by:
Alexandra B. Griffin, Esq.
Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003
File Number: STAAB/BROWN
Sales Price: \$119,000.00

WARRANTY DEED

THIS INDENTURE, made this 26th day of October, 2016, by Cynthia L. Brown formerly known as Cynthia L. Fash, an unmarried woman, whose address is PO Box 65753, Orange Park, Florida 32065, hereinafter called the Grantor, to Heather N. Staab, an unmarried person, whose address is 2631 Tuscany Glen Drive, Orange Park, Florida 32065-6689, 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:

Lot 26, Tuscany Glen, according to the map or plat thereof, as recorded in Plat Book 48, Page(s) 40 through 42, inclusive, of the Public Records of Clay County, Florida.

Parcel ID Number: 400425-020916-006-26

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.

Signature of Grantor on Following Page

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IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
 in the presence of two witnesses:

Witness No. 1

Witness Sign Name

Witness Print Name

[Signature]
Justin G. Cerrato

Cynthia L. Brown (Seal)

Cynthia L. Brown

PO Box 65753, Orange Park, Florida 32065

Witness No. 2

Witness Sign Name

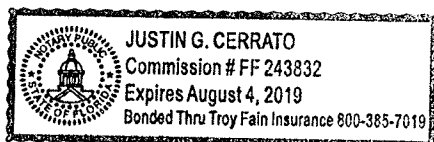
Witness Print Name

C. Klepinger
C. Klepinger

State of Florida
 County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me on this 26th day of October, 2016, by Cynthia L. Brown formerly known as Cynthia L. Fash, () who is personally known to me or (☒) who has produced FL DL as identification.

(Affix Notary Stamp)



Notary Sign Name:

Notary Print Name:

Notary Public, State of Florida

Notary Commission Expires: Aug. 4, 2019

Notary Commission Number: FF 243832