

Prepared by:
Erin Sullivan
Hillcrest Title and Trust Agency, LLC
10245 Centurion Parkway North, Suite 310
Jacksonville, Florida 32256

File Number: HC17-0198 / 3734018

General Warranty Deed

Made this May 22, 2017 A.D. By **Lynn R. Reinhardt and Joan M. Reinhardt, husband and wife**, whose post office address is: 12390 Huntley Court, Jacksonville, Florida 32224, hereinafter called the grantor, to **Regina A. Monzon and Hector Monzon, wife and husband**, whose post office address is: 806 Falkirk Court, Orange Park, Florida 32073, 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 Ten Dollars, (\$10.00) 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 27, Block 1 of LOCH RANE UNIT 5, according to the Plat thereof as recorded in Plat Book 18, Page(s) 48 through 52, of the Public Records of Clay County, Florida.

Parcel ID Number: 420425-008814-243-27

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, 2016.


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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 LeeAnn Farr


Lynn R. Reinhardt (Seal)


Witness Printed Name Lauren Merren

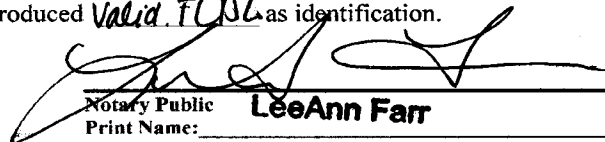

Joan M. Reinhardt (Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 22nd day of May, 2017, by Lynn R. Reinhardt and Joan M. Reinhardt, a married couple, who is/are personally known to me or who has produced Valid FL DL as identification.



LeeAnn Farr
COMMISSION # FF104341
EXPIRES: March 20, 2018
WWW.AARONNOTARY.COM


Notary Public **LeeAnn Farr**
Print Name: _____
My Commission Expires: _____