

Prepared by:  
Glenn A. Taylor, Esquire  
GLENN A. TAYLOR, P.A.  
462 Kingsley Avenue, Suite 103, Orange Park, Florida 32073  
CONSIDERATION: \$74,000.00

## Quit Claim Deed

Made this 24 day of August, 2017 A.D. by **YON MARY ANN GARRISON**, a single woman, whose post office address is: 3868 Great Falls Loop, Middleburg, Florida 32068 hereinafter called the grantor, to **YON MARY ANN GARRISON**, a single woman, whose post office address is: 3868 Great Falls Loop, Middleburg, Florida 32068, and **THOMAS LAURENCE JOHNSON, SR.**, a single man, whose post office address is: 4858 Creek Bluff Lane, Middleburg, Florida 32068 hereinafter called the grantees as joint tenants with right of survivorship:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Clay County, Florida, viz:

Lot 96, Azalea Ridge Unit I, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 56 through 68, of the Public Records of Clay County, Florida.

Parcel ID No: 360424-005924-003-45

THIS INSTRUMENT WAS PREPARED BY GLENN A. TAYLOR, ATTORNEY AT LAW. TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED; NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION, EITHER EXPRESS OR IMPLIED, IS GIVEN BY SAID ATTORNEY AS TO THE MARKETABILITY OR CONDITION OF THE TITLE, THE LOCATION OF THE BOUNDARIES OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

**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:**

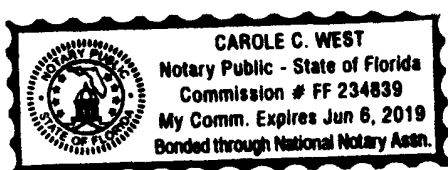
Carole C West  
1st Witness sign here  
Witness Print Name Carole C West  
Brittany Gossage  
2nd Witness sign here  
Witness Print Name Brittany Gossage

Yon Mary Ann Garrison (Seal)  
**YON MARY ANN GARRISON**  
Address: 3868 Great Falls Loop, Middleburg, Florida 32068

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 24 day of August, 2017, by **Yon Mary Ann Garrison**, ( ) who is personally known to me or (X) who has produced FL DLS as identification.

Carole C West  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



(SEAL)