

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

File Number: 1701547

17112040

General Warranty Deed

Made this November 10, 2017 A.D. By **Jerry Zimmerman and Patti Zimmerman, husband and wife**, whose address is: 2205 Scarlet Oak Court, Middleburg, Florida 32068, hereinafter called the grantor, to **Eumire D. Almeida and Mary Ellen Deodato, husband and wife**, whose post office address is: 1 Emerald Drive, Pomona, New York 10970, 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 \$340,000.00 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 475, Country Club of Orange Park Unit Two as recorded in Plat Book 26, Pages 39 through 44, inclusive of the public records of Clay County, Florida

Parcel ID Number: 020425-008814-254-73

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:

Tina Higginbotham
Witness Printed Name Tina Higginbotham

Linda Jarvis
Witness Printed Name Linda Jarvis

Jerry Zimmerman (Seal)
Jerry Zimmerman
Address: 2205 Scarlet Oak Court, Middleburg, Florida 32068

Patti Zimmerman (Seal)
Patti Zimmerman
Address: 2205 Scarlet Oak Court, Middleburg, Florida 32068

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 10th day of November, 2017, by Jerry Zimmerman and Patti Zimmerman, husband and wife, who is/are personally known to me or who has produced DL as identification.



Tina Higginbotham
Notary Public
Print Name: Tina Higginbotham
My Commission Expires: 2-25-21