

Prepared by and return to:

**Gregory S. Oropeza, Esq.**

**Attorney at Law**

**Oropeza Stones Cardenas, PLLC**

**221 Simonton Street**

**Key West, FL 33040**

**305-294-0252**

File Number: **18-139**

Consideration: \$499,000.00

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## Warranty Deed

**This Warranty Deed** made this **23rd** day of **March, 2018** between **James M. Wyse, Jr. and Evelyn T. Wyse, husband and wife** whose post office address is **48 Bluewater Drive, Key West, FL 33040**, grantor, and **Rodney K. Roemer, Jr. and Renee E. Roemer, husband and wife** whose post office address is **45 Swimming Pen Drive, Middleburg, FL 32068**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Clay County, Florida** to-wit:

**A portion of Lot 8, Block 1 as shown on the map of Doctor' s Inlet Farms as recorded in Plat Book 2, Page 17 of the Public records of Clay County, Florida, together with a portion of Boulevard as shown on the map of Doctor' s Inlet Farms aforesaid as closed by the resolution adopted by the Board of County Commissioners of Clay county as recorded in Minute Book 10, Page 52 of the public records of said county, being more particularly described as follows:**

**Beginning at the Northwesterly corner of Lot 1 with the intersection of the Northeasterly right-of-way line of Swimming Pen Drive (as now established as a 66 foot right-of-way) as shown on the map of Oak Park Subdivision as recorded in Plat Book 6, Page 31 of the Public records of the county aforementioned; run thence North 17 degrees 45 minutes East along the said Northeasterly right-of way line, 75.0 feet; Thence North 74 degrees 03 minutes 40 seconds East, 239 feet more or less to the waters of Swimming Pen Creek; Thence in a Southerly direction along the meanderings of Swimming Pen Creek, 120 feet more or less to a point that bears North 72 degrees 37 minutes East, 155 feet more or less from the Point of Beginning; Thence South 72 degrees 37 minutes West, 155 feet more or less to the Point of Beginning.**

**Parcel Identification Number: 02-05-25-008835-003-00**

**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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, 2017**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Terry Clark  
Witness Name: Terry Clark

James M. Wyse, Jr. (Seal)  
James M. Wyse, Jr.

Gae Ganister  
Witness Name: Gae Ganister

Terry Clark  
Witness Name: Terry Clark

Evelyn T. Wyse (Seal)  
Evelyn T. Wyse

Gae Ganister  
Witness Name: Gae Ganister

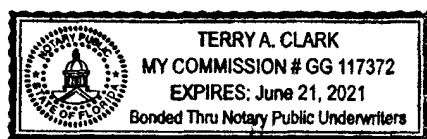
State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018 by James M. Wyse, Jr. and Evelyn T. Wyse, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Terry Clark  
Notary Public



Printed Name: Terry Clark

My Commission Expires: June 21, 2021