

Prepared by and return to:

Greycroft Title Company, LLC  
111 Nature Walk Parkway, Suite 107  
St. Augustine, Florida 32092

Property Appraiser's ID #: 060425-007869-011-80  
Consideration: \$285,000.00  
Documentary Stamps; \$1,995.00

### GENERAL WARRANTY DEED

This Warranty Deed is executed this 25<sup>th</sup> day of June 2018, by **David Vann and Tammy Vann, husband and wife** ("Grantor") whose post office address is 165 Flower of Scotland Ave Saint Johns, FL 32259 to **Luke J. Ogden and Isabel R. Ogden, husband and wife**, ("Grantee") whose post office address is 1231 SW Ingleside Ct., Oak Harbor, WA 98277

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, that Grantor, for the sum of TEN and No/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 80, Whitfield at Oakleaf Plantation, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 58 through 67, of the Public Records of Clay County, Florida.


a/k/a 3603 Old Village Dr., Orange Park, FL 32065

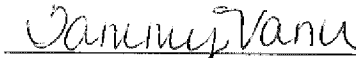
**This conveyance** is subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.


**And**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December, 2018.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

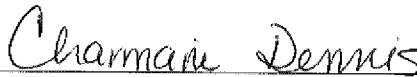
Signed, sealed and delivered as to all Grantors in the presence of:

  
David Vann

  
Tammy Vann

  
Signature of Witness 1

Erin Scaruy  
Print Name of Witness 1

  
Signature of Witness 2


Charmaine Dennis  
Print Name of Witness 2

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me, a Notary Public, this 25<sup>th</sup> day of June 2018, by David Vann and Tammy Vann, who ( ) was/were personally known to me, or (x) presented the following identification: Florida Drivers License.

My Commission Expires: 07/10/2021

  
Signature of Notary

(Seal)

