

Prepared by:
Alexandra B. Griffin, Esq.
Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003
File Number: IGLESIAS/NAZWO
Sales Price: \$110,000.00

WARRANTY DEED

THIS INDENTURE, made this 29th day of June, 2018, by Christine Marie Nazworth and Diederich Trent Nazworth, a married couple, hereinafter called the Grantors, to Hanoi Ruiz Iglesias and Melissa L. Ruiz, husband and wife, whose address is 4799 Wheat Court, Middleburg, Florida 32068, hereinafter called the Grantees,

WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, Grantee's heirs and assigns forever, the following described land, situate lying and being in Clay County, Florida, to wit:

Lot 13, Block 95, Jacksonville South Unit Two, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 1 through 13, inclusive, of the Public Records of Clay County, Florida.

Together with that certain 1990 LIBE Mobile Home, ID#10L21689U and 10L21689X

Parcel ID Number: 160524-005954-944-00

Subject to Covenants, Restrictions and Easements of Record. Subject also to taxes for 2018 and subsequent years.

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signatures of Grantors on Following Page

Prepared by:
 Alexandra B. Griffin, Esq.
 Head, Moss, Fulton & Griffin, P.A.
 1530 Business Center Drive, Suite 4
 Fleming Island, Florida 32003
 File Number: IGLESIAS/NAZWO
 Sales Price: \$110,000.00

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
 in the presence of two witnesses:

Witness No. 1

Witness Sign Name ABE Christine M Nazworth (Seal)
 Witness Print Name ABE Christine Marie Nazworth

Witness No. 2

Witness Sign Name Lori J Stokes Diederich Trent Nazworth (Seal)
 Witness Print Name Lori J. Stokes Diederich Trent Nazworth

State of Florida
 County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me on this 22nd day of June, 2018, by Christine Marie Nazworth and Diederich Trent Nazworth, () who are personally known to me or (X) who have produced Valentin as identification.

Notary Sign Name: ABE

Notary Print Name: _____

Notary Public, State of Florida

Notary Commission Expires: _____

Notary Commission Number: _____

(Affix Notary Stamp)

