

Prepared by:
Vickie Yost
All Florida Title Services, Inc.
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207
File Number: 33602
Contract Sales Price: \$185,000.00

General Warranty Deed

Made this August 3, 2018 A.D. By **Trent Rich and Natasha Rich, husband and wife**, whose address is: 4117 Buddingtons Landing Ct., Middleburg, Florida 32068, hereinafter called the grantor, to **Andrew Guzman and Deidre Guzman, husband and wife**, whose post office address is: 2171 John Hart Circle, Orange Park, Florida 32073, 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 Ten Dollars, (\$10.00) 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:

The North 45 feet of Lot 3 and the South 40 feet of Lot 4, Block 2, Heritage Hills Unit One, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 31 through 33, inclusive, of the Public Records of Clay County, Florida.

Parcel ID Number: **130425-020304-031-01**

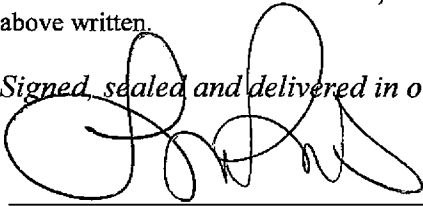
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

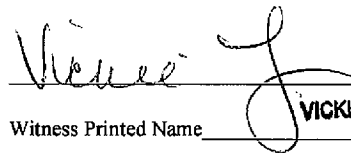
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, the said grantor has signed and sealed these presents the day and year first above written.

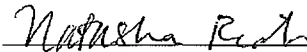
Signed, sealed and delivered in our presence:



Witness Printed Name LAURA RIEBSAME

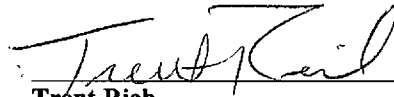


Witness Printed Name VICKIE L. YOST

 (Seal)

Natasha Rich

Address: 4117 Buddingtons Landing Ct., Middleburg,
Florida 32068

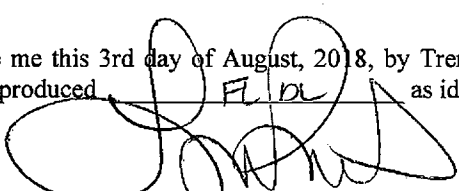


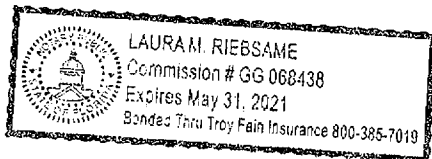
Trent Rich

Address: 4117 Buddingtons Landing Ct., Middleburg,
Florida 32068

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 3rd day of August, 2018, by Trent Rich and Natasha Rich, who is/are personally known to me or who has produced  as identification.



Notary Public

Print Name: LAURA RIEBSAME

My Commission Expires: 5/31/2021