

Prepared by:
Duane Romanello, P.A.
1919-8 Blanding Blvd
Jacksonville, Florida 32210

File Number: 18-1450

General Warranty Deed

Made this December 11, 2018 A.D. By **Amanda Buffington, a married woman, joined by her spouse, Timothy Lee Buffington**, hereinafter called the grantor, to **Sally Sloan**, an unmarried woman, whose post office address is: 2148 Fresco Drive, Middleburg, Florida 32068, 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:

Lot 62, RIDEOUT HIDEAWAY, according to the Plat thereof as recorded in Plat Book 38, Page 60, Public Records of Clay County, Florida.

Parcel ID Number: **04-05-25-009008-001-62**

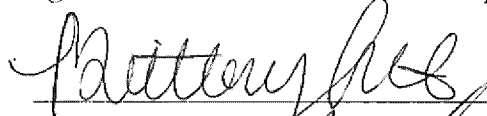
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2018.

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 Brittany Castro



Amanda Buffington (Seal)



Timothy Lee Buffington (Seal)



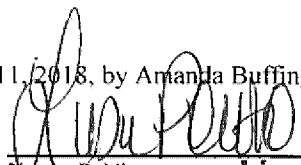
Witness Printed Name William L. Poirier

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this December 11, 2018, by Amanda Buffington and, who is/are personally known to me or who has produced Driver's License as identification.



LISA S. POUTRE
MY COMMISSION # FF 199563
EXPIRES April 13, 2019
Bonded thru Budget Notary Services



Notary Public
Print Name: Lisa Poutre
My Commission Expires: _____