

Deputy Clerk CARTERA

Rec \$27.00  
DS \$1329.30  
\$1356.30

① Prepared By & Return To:  
Ciera LeMire, Employee of  
North Central Title, Inc.  
7404 State Road 21  
Keystone Heights, Florida 32656  
Tax ID No: 07-08-24-006977-000-00  
File No: 2018-3152

## Warranty Deed

Made this 4<sup>th</sup> day of December, 2018, by **Michael T. Hare and Cynthia L. Hare, husband and wife**, whose mailing address is **7240 E. Richmond Road, East Syracuse, NY 13057**, hereinafter called the grantor, to **Thomas W. Nielsen**, whose mailing address is **5480 Christian Camp Road, Keystone Heights, FL 32656**, 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 and 00/100 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 situated in Clay County, Florida, viz:

(See description attached hereto as Exhibit "A")

**Captioned lands are not the homestead property of the Grantor, nor any members of the Grantor's household nor are they contiguous thereto.**

**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:*

*[Signature]*

Signature of 1<sup>st</sup> Witness

*[Signature]*

Michael T. Hare

*Partience Burch*

Printed Name of 1<sup>st</sup> Witness

*[Signature]*

Signature of 2<sup>nd</sup> Witness

*Cynthia L. Hare Cynthia L. Hare*

Cynthia L. Hare

*Alexander S. Joseph, Jr.*

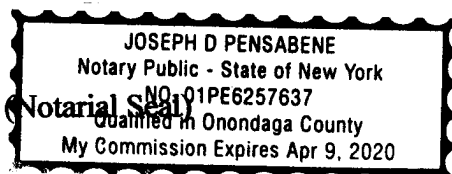
Printed Name of 2<sup>nd</sup> Witness

STATE OF NEW YORK

COUNTY OF *Onondaga*

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared **Michael T. Hare and Cynthia L. Hare**, who produced valid photo identification and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 4<sup>th</sup> day of December, 2018.



*[Signature]*  
Notary Public, State of New York  
My Commission Expires: *April 9, 2020*

**EXHIBIT "A"****LEGAL DESCRIPTION**

A parcel of land situated in Section 7, Township 8 South, Range 24 East, Clay County, Florida; said parcel being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of said Section 7, and run South 89 deg 22 min 00 sec West, along the South line thereof a distance of 1237.41 feet to an Iron Pipe and the POINT OF BEGINNING; said corner being on the East line of lands described in Official Records Book 3571, Page 1222 of the public records of said county; thence run South 00 deg 07 min 16 sec East, along the East line of last said lands a distance of 361.36 feet to an Iron Rod; thence continue South 00 deg 07 min 16 sec East, a distance of 11.09 feet to the Southeast corner of said land; thence run North 89 deg 05 min 00 sec West, along the South line of said lands a distance of 122.79 feet to the Southwest corner of said lands also being the Southeast corner of land shown as Parcel "A" and as described in Official Records Book 2430, Page 1398; thence run North 88 deg 24 min 11 sec West, along the south line of last said lands a distance of 94.09 feet; thence run North 70 deg 23 min 16 sec West, along the South line of last said lands a distance of 133.98 feet to the Southwest corner thereof; thence run North 12 deg 16 min 22 sec East, a distance of 16.95 feet to an Iron Rod on the northerly maintained right of way of Christian Camp Road a county graded road; thence run North 05 deg 43 min 01 sec East, along a line adjacent to an existing fence line a distance of 294.13 feet to an Iron Rod; thence run North 01 deg 40 min 27 sec East, a distance of 127.85 feet to an Iron Rod; thence run North 01 deg 43 min 34 sec East, a distance of 111.86 feet to an Iron Rod being on the Southerly line of lands described in Official Records Book 3571, Page 1222; thence run North 75 deg 53 min 47 sec West, along said South line a distance of 40.56 feet to an Iron Rod on the West line of last said lands; thence run North 01 deg 08 min 07 sec East, along said West line a distance of 297.58 feet to an Iron Rod at the Northwest corner of last said lands; thence run South 89 deg 28 min 15 sec East, along the North line of said lands a distance of 343.82 feet to the Northeast corner of last said lands; thence run South 00 deg 44 min 57 sec West, along the East line of said lands a distance of 210.65 feet to an Iron Pipe; thence continue South 00 deg 44 min 57 sec West, along said East line a distance of 318.97 feet to the Point of Beginning and to close.

Parcel Identification Number: 070824-006977-000-00 and Parcel Identification Number: 070824-006977-001-00 (portion)