

**Prepared By and Return To:**

Home Shield Title Services, LLC  
1544 County Road 220, Suite 102  
Fleming Island, FL 32003

Order No.: 2018-1261

Property Appraiser's Parcel I.D. (folio) Number:  
41042601950807300

**WARRANTY DEED**

THIS WARRANTY DEED dated December 7, 2018, by Lee Merrill and Susan Merrill, a married couple, whose post office address is 82 Fox Valley Dr, Orange Park, Florida 32073 (the "Grantor"), to Craig McColskey and Florence McColskey, a married couple, whose post office address is 1586 Bristol Place, Orange Park, Florida, 32073 (the "Grantee").

(Wherever used herein the terms "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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Clay, State of Florida, viz:

Lot 17, Block 1, THE VILLAGE GREEN UNIT TWO, according to the plat thereof as recorded in Plat Book 15, page 19, of the public records of Clay County, Florida

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Lee B. Merrill  
Lee Merrill

Susan Merrill  
Susan Merrill

Grantor Address:  
82 Fox Valley Dr.  
Orange Park, FL  
32073

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF CLAY )

The foregoing instrument was acknowledged before me the 14<sup>th</sup> day of December, 2018 by Lee Merrill and Susan Merrill, who is personally known to me or who has produced FL - DL as identification and who did/did not take an oath.

Signed, sealed and delivered in presence of:

Tracy Frandsen  
Witness Signature

Tracy Frandsen  
Printed Name of First Witness

Christine Ann Vick  
Witness Signature

Christine Ann Vick  
Printed Name of Second Witness



CHRISTINE ANN VICK  
Commission # GG 175847  
Expires April 16, 2022  
Bonded Thru Budget Notary Services

Christine Ann Vick  
Notary Public, State of Florida

Christine Ann Vick  
Printed Name of Notary