

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

File Number: 19-0351

## General Warranty Deed

Made this March 26, 2019 A.D. By **Jerald D. Porter and Katherine A. Thompson, an unmarried woman**, whose post office address is: 1907 McDower Lane, Orange Park, Florida 32073, hereinafter called the grantors, to **Jax Freedom Home Buyers, LLC, a Florida Limited Liability Company**, whose post office address is: 1605 King Street, Jacksonville, Florida 32204, 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:

**See Attached Schedule A**

Said property is not the homestead of Jerald D. Porter under the laws and constitution of the State of Florida in that neither Jerald D. Porter nor any members of his household reside thereon.

Parcel ID Number: **41-04-26-019397-000-00**

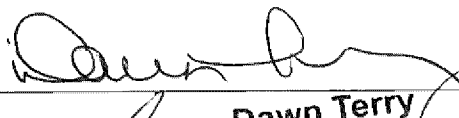
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**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.

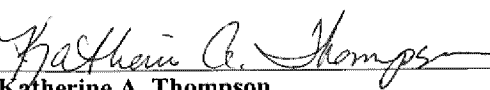
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name **Dawn Terry**

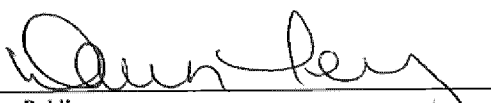
  
\_\_\_\_\_  
**Jerald D. Porter** (Seal)  
Address:

  
\_\_\_\_\_  
Witness Printed Name **GERI CROUCH**

  
\_\_\_\_\_  
**Katherine A. Thompson** (Seal)  
Address: 1907 McDower Lane, Orange Park, Florida 32073

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this March 26, 2019, by Jerald D. Porter and Katherine A. Thompson, who are personally known to me or who have produced driver's licenses as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: **Dawn Terry**  
My Commission Expires: \_\_\_\_\_



DAWN L. TERRY  
MY COMMISSION # FF 904183  
EXPIRES: November 27, 2019  
Bonded Thru Budget Notary Services

EXHIBIT "A"

PARCEL 1

Lot 3 according to an unrecorded plat which is attached to and made a part of this deed, and more particularly described as follows:

Commencing where the East line of Railroad Avenue intersects the North line of Kingsley Ave. and running North along the East side of said Railroad Ave. for a distance of 600 ft. to a point, then turning and running East for a distance of 160 ft. to a point, which point is the Point of Beginning of lands herein conveyed, then turn and run South parallel with Railroad Ave. for a distance of 75 ft, then turn and run East for a distance of 75 ft., then turn and run North for a distance of 75 ft., then turn and run West for a distance of 75 ft. to the Point of Beginning, all being in Block 20, Section 3, Orange Park, Florida.

PARCEL 2

A part of Lot One (1), Block Twenty (20), Section Three (3), Town of Orange Park, Clay County, Florida, according to plat thereof as recorded in Plat Book One (1), Page Twenty-Three (23), of the Current Public Records Of Clay County, Florida, more particularly described as: Commence at the intersection of the Northerly boundary of said Lot 1 and Railroad Avenue; Thence run Easterly continuing along said Northerly line to a point 235' from iron stake at said intersection, to a point of beginning; thence continuing along Northerly line run Easterly 75'; Thence 90° Southerly 75'; Thence being parallel with Railroad Avenue; Thence run Westerly 75' parallel with Northerly boundary; Thence run 90° Northerly 75' parallel with Railroad Avenue to the point of beginning.