

This instrument prepared by & return to:
Diane Saxon
Arnold Law
PO Box 1570
Green Cove Springs, FL 32043
Consideration: \$407,000.00
Rec.: \$18.50
Tax ID No: 040626-015231-002-96
Our File: 2020-500

General Warranty Deed

Made this 5th day of February, 2020 by **Erin P. Love, a single person**, 661 Ponte Vedra Blvd. Unit 661-A, Ponte Vedra Beach, FL 32082, hereinafter called the grantor, to: **Daniel C. Davenport and Vora C. Davenport, A Married Couple** whose post office address is: 1624 Colonial Drive, Green Cove Springs, FL 32043 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 Four Hundred Seven Thousand and 00/100 Dollars (\$407,000.00), and other variable 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, Florida, viz:

Lot 96 of MAGNOLIA POINT PHASE I, according to the Map or Plat thereof as recorded in Plat Book 20, Page 22 of the Public Records of Clay County, Florida.

Parcel ID Number: 040626-015231-002-96

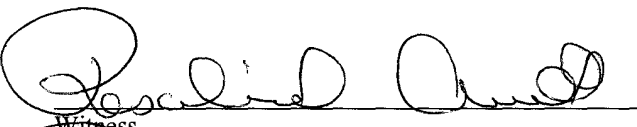


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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 12/31/2019.

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

 Print Name

 Witness
Betty D. Saxon
 Print Name


 Erin P. Love

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of February, 2020 by Erin P. Love who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal] 
 Notary Public
 Print Name: **Betty D. Saxon**
 My Commission Expires:

