

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

File Number: 20-0058

## General Warranty Deed

Made this 17<sup>th</sup> day of February, 2020, A.D. By **Tana Lynn Mankus, Individually and as Trustee of the david Matthew Mankus Irrevocable Trust dated 10/6/2015**, hereinafter called the grantor, to **Armando Dela Cruz Dimaya and Lilia Brillantes Dimaya, husband and wife**, whose post office address is: 260 Blairmore Blvd. E. Orange Park, Florida 32073, 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 4, Block 9, BELLAIR UNIT NO. 2, according to plat thereof, as recorded in Plat Book 6, Page 48, of the public records of Clay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 070426-012007-000-00

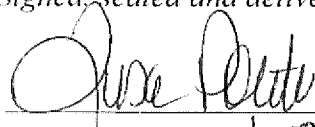
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

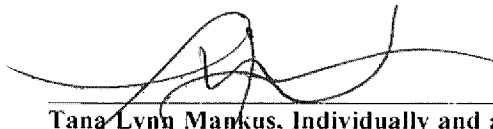
**To Have and to Hold**, the same in fee simple forever.


**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, 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 Printed Name Lisa Poutre

  
\_\_\_\_\_  
(Seal)  
**Tana Lynn Mankus, Individually and as Trustee of the David Matthew Mankus Irrevocable Trust dated 10/6/2015**

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

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of 17<sup>th</sup> Physical Presence or by \_\_\_\_\_ Online Notarization, this 17<sup>th</sup> day of February, 2020, by Tana Lynn Mankus, Individually and as as Trustee of the david Matthew Mankus Irrevocable Trust dated 10/6/2015, who is/are personally known to me or who has produced Driver's License as identification/



LISA POUTRE  
Commission # GG 317232  
Expires April 13, 2023  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Notary Public  
Print Name: Lisa Poutre

My Commission Expires: \_\_\_\_\_