

**PREPARED BY & RETURN TO:**

LeeAnn Chen  
Crockett Law P.L.  
10033 Sawgrass Drive W., Suite 125  
Ponte Vedra Beach, FL 32082

File Number: 2020-270

20090536 (Space Above This Line For Recording Data)  
\$233000<sup>00</sup>

**Warranty Deed**

This Warranty Deed made this 22nd day of July, 2020, between Mark Schmotzer and Paula Schmotzer, husband and wife, hereinafter called Grantor, whose address is 10215 Manatee Avenue West, Apt #7, Bradenton, FL 34209 and Brendan Chase Stanley, a single man, whose address is 2451 Ridgecrest Avenue, Orange Park, FL 32065, hereinafter called Grantee.

(Whenever 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, trusts and trustees)

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Clay County, Florida, to-wit:

**Lot 42, Ridgecrest Unit 3, a subdivision according to the plat thereof recorded at Plat Book 14, Pages 68 and 69, in the Public Records of Clay County, Florida.**

**Parcel Identification Number: 14-04-25-020388-145-00.**

SUBJECT TO taxes accruing subsequent to December 31, 2019.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

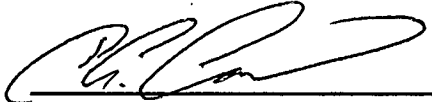
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

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

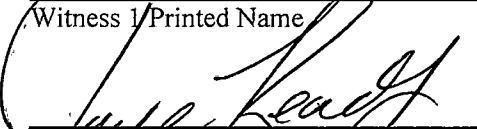
Signed, sealed and delivered in our presence:



Witness 1 Signature

**Keith E. Crockett**

Witness 1 Printed Name



Witness 2 Signature

Witness 2 Printed Name

State of Florida

County of Saint Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of July, 2020 by Mark Schmotzer and Paula Schmotzer who ☐ are personally known or ☒ have produced driver licenses as identification.

[Seal]



Notary Public

Print Name: **Keith E. Crockett**

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