



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Title America Real Estate Closings

10448 Old Saint Augustine Road

Jacksonville, FL 32257

904.262.6400w

FILE: **T40660**

Parcel ID#:010425-011399-000-00

SALE PRICE: \$185,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2020 by

Ronald Boswell, Jr., a married man, and Mike Boswell, a married man, and Laura Hess, an unmarried woman,

whose post office address is **9440 Staplehurst Dr, Jacksonville , FL 32244** herein called the Grantors, to

David Nino and Sara Nino, husband and wife

whose post office address is **283 Canis Dr W, Orange Park , FL 32073**, hereinafter called the Grantees: *(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)*

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 2, Block 22, Meadowbrook Unit Seven, according to the Plat thereof, recorded in Plat Book 7, Pages 4 and 5, of the Public Records of Clay County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

Grantors Ronald Boswell, Jr, Mike Boswell, and Laura Hess are conveying property that is not their homestead under the laws and constitution of the State of Florida in that neither Grantors or any members of their household reside thereon.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ronald Eugene Moore Jr
Witness #1 Signature

Mike Boswell
Mike Boswell

Ronald Eugene Moore Jr
Witness #1 Printed Name

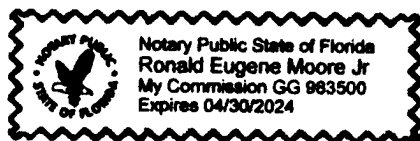
Luann Brown
Witness #2 Signature

Luann Brown
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 16 day of November, 2020 by Mike Boswell who () is personally known to me or (☒) has produced DC as identification.

SEAL



My Commission Expires:

Ronald Eugene Moore Jr
Notary Public
Ronald Eugene Moore Jr
Printed Notary Name

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

Signed, sealed and delivered in the presence of:

Glenda Seese
Witness #1 Signature

Laura Hess
Laura Hess

Glenda Seese
Witness #1 Printed Name

Lori Fou H2
Witness #2 Signature

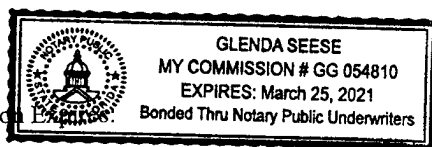
Lori Fou H2
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 9th day of November, 2020 by Laura Hess who ☒ is personally known to me or () has produced _____ as identification.

SEAL

My Commission Expires



Glenda Seese
Notary Public
Glenda Seese
Printed Notary Name

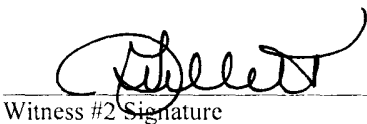
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Luann Brown

Witness #1 Printed Name


Witness #2 Signature

Jennifer Gullett

Witness #2 Printed Name


Ronald Boswell, Jr.

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of November, 2020 by **Ronald Boswell, Jr.** who ☐ is personally known to me or ☒ has produced Drivers License as identification.

SEAL

My Commission Expires:




Notary Public
Luann Brown

Printed Notary Name