

Prepared by and return to:

Kim Story

Taylor Arrubla Hardwick Real Estate Services P.A.

420 S. Lawrence Blvd.

Keystone Heights, FL 32656

(352) 473-8088

File Number: 20-0161

Will Call No.:

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Warranty Deed

This Warranty Deed made this 23rd day of December, 2020, between Magda N. Velo, a single person, whose post office address is 235 NW Berea Avenue, Keystone Heights, FL 32656, grantor, and Susan W. Oglesby, a single person, whose post office address is 8149 Cholo Trl, Jacksonville, FL 32244-5407, 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 to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Clay County, Florida** to-wit:

Lot 6, Keystone Christian Colony Part 2, a subdivision according to the plat thereof recorded at Plat Book 5, Page 3, in the Public Records of Clay County, Florida.

Parcel Identification Number: 190823-022829-001-00 and 190823-022829-000-00.

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 12/31/2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ronald E. Blake
 Witness
 Printed Name: RONALD E. BLAKE

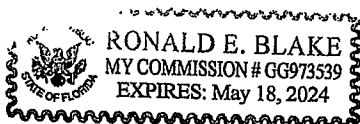
Magda N. Velo
 Magda N. Velo

Dean L. Weaver
 Witness
 Printed Name: DEAN L. WEAVER

State of Florida
 County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of December, 2020, by Magda N. Velo, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Ronald E. Blake
 Notary Public
 Print Name: RONALD E. BLAKE
 My Commission Expires: 08/09/2022 5/18/2024