

PREPARED BY, R&R TO:



1845 East West Parkway, Suite 5
Fleming Island, Florida 32003
File Number: TM20-615

Consideration \$50,000.00

General Warranty Deed

Made this January 11, 2021 A.D. By **James F. Godwin, II and Judith A. Godwin, husband and wife**, whose address is: 2020 Bluebonnet Way, Fleming Island, Florida 32003, hereinafter called the grantor, to **Peter Carozza and Beth Carozza, husband and wife**, whose post office address is: [REDACTED]

(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:

[REDACTED]

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number [REDACTED]

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, 2020.

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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 Sherri E. Travis


 Witness Printed Name Heather Wiseman


 (Seal)
James F. Godwin, II

Address: 2020 Bluebonnet Way, Fleming Island, Florida 32003


 (Seal)
Judith A. Godwin

Address: 2020 Bluebonnet Way, Fleming Island, Florida 32003

State of Florida
 County of Clay

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 11th day of January, 2021, by James F. Godwin, II and Judith A. Godwin, husband and wife, who is/are personally known to me or who has produced A VALID I.D. as identification.


 Notary Public
 Print Name: _____

My Commission Expires: _____

