

Prepared by and return to:
Matthew G. Lerner, Esq.
Law Office of Matthew G. Lerner, P.A.
3335 North University Drive Suite 1
Hollywood, FL 33024
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File Number: 31-145

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Warranty Deed

This Warranty Deed made this 25th day of February, 2021 between **Karen L. Healy a/k/a Karen Segui and Roberto Segui, wife and husband** whose post office address is **1808 Northglen Circle, Middleburg, FL 32068**, grantor, and **RMD FL Properties Inc., a Florida Corporation** whose post office address is **8561 Walden Glen Drive, Jacksonville, FL 32256**, 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 10, NorthGlen according to the plat thereof as recorded in Plat Book 35, Page 50, Public Records of Clay County, Florida Less and Except that part as Contained in O.R. Book 1907, Page 1369 and re-recorded in O.R. Book 1914, Page 2117, Public Records of Clay County, Florida.

Parcel Identification Number: 35-04-25-008223-015-10

Property Address: 1808 Northglen Circle, Middleburg, FL 32068

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**.

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:

Wendell Hyde
Witness Name: Wendell Hyde

Karen Healy a/k/a Karen Segui (Seal)
Karen Healy a/k/a Karen Segui

Amanda Gregory Mace
Witness Name: Amanda Gregory Mace

Roberto Segui (Seal)
Roberto Segui

State of Florida

County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of February, 2021 by Karen L. Healy a/k/a Karen Segui and Roberto Segui, wife and husband, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



AMANDA GREGORY MACE
Commission # GG 226609
Expires June 10, 2022
Bonded Thru Budget Notary Services

Amanda Gregory Mace
Notary Public

Printed Name: Amanda Gregory Mace

My Commission
Expires:

6/10/2022