

Prepared by and record and return to:
Joyce L. Johnson
Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 11774

General Warranty Deed

Made April 5, 2021 A.D. By **Mary E Jones, an unmarried widow**, whose address is: c/o Hydie Gibbons, 35 Piedmont St., Methuen, Massachusetts 01844, hereinafter called the grantor, to **Kristin Marie Metts, and David E. Stocks**, as joint tenants with right of survivorship, whose post office address is: 2005 Candlewood Ct, Middleburg, Florida 32068, hereinafter called the grantee:

(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:

Lot 43, GREENSBORO, an unrecorded subdivision in Section 5, Township 5 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

Commence at the SW corner of the North Half of the North Half of Section 5, Township 5 South, Range 24 East and run North 89 degrees 41 minutes 29 seconds East along the South line of said North 1/2 of North 1/2, 1,525.0 feet to the NE corner of 'Holly Oaks', an unrecorded subdivision; thence run South 00 degrees 27 minutes 12 seconds East along the East line of said subdivision 2,051.60 feet to the NW corner of 'Sylvia Acres', an unrecorded subdivision; thence North 89 degrees 43 minutes 05 seconds East along the North line of said subdivision and the South line of 'Turkey Forest', an unrecorded subdivision, 1,015.98 feet to the East R/W of a 60 foot access road and the Point of Beginning; thence run South 9 degrees 28 minutes 25 seconds East along said R/W 123.48 feet; thence run North 89 degrees 43 minutes 05 seconds East, 742.63 feet; thence run North 14 degrees 58 minutes 17 seconds West, 126.01 feet to the South line of Turkey Forest; thence run South 89 degrees 43 minutes 05 seconds West, 730.40 feet to the East R/W of said 60 foot access road and the Point of Beginning.

Together with that certain doublewide Manufactured Home, more particularly described as a 2003 Jacobson, bearing identification number(s) JACFL24670 A and B, permanently affixed thereto. Said unit is attached to the land in a permanent manner so as to be rendered an immovable fixture and an integral part of the subject property which shall pass with the realty. Titles have been retired pursuant to FS 319.261.

Parcel ID Number: **05-05-24-005932-007-45**

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 #1

(X) *Hydie Gibbons*
 Witness Signature
Hydie Gibbons
 Witness Printed Name

(X) *Mary E Jones* (Seal)
 Mary E Jones
 Address: c/o Hydie Gibbons, 35 Piedmont St., Methuen,
 Massachusetts 01844

Witness #2

(X) *Brandon Tibak*
 Witness Signature
Brandon Tibak
 Witness Printed Name

State of NH
 County of Rockingham

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 2nd day of April, 2021, by Mary E Jones, an unmarried widow, who is/are personally known to me or who has produced Driver License as identification.



(X)

Brandon Tibak
 Notary Public
 Print Name: Brandon Tibak
 My Commission Expires: 10-21-25