

Prepared by and return to:

J. Riley Williams, PLC  
2141 Park Street  
Jacksonville, FL 32204  
File Number: 2800.0193

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## Warranty Deed

**This Warranty Deed** made this 8th day of April, 2021 between **Sybyll Smith a/k/a Sybyll S. Smith, a single woman**, whose address is, 16005 El Socorro Loop, Corpus Christi, TX 78418, grantor, and **Thomas A. Walker and Brenda Gail Walker, husband and wife**, whose address is, 534 Pine Forest Trail, Orange Park, FL 32073, 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)

**Witnesseeth**, 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 70, Wells Landing Unit Two, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 47 through 50, inclusive, of the Public Records of Clay County, Florida.***

RE: 490426-019238-003-73

**Subject to** covenants, easements and restrictions of record, if any.


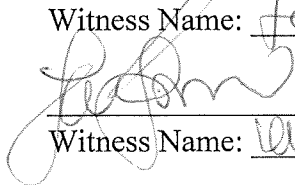
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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<sup>st</sup>, 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:

  
 Witness Name: Jessica Broughton  
  
 Witness Name: Christina R. Weaver

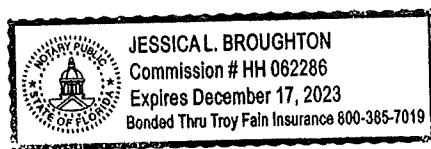
Sybyll Smith aka Sybyll S. Smith  
by Christina R. Weaver  
Attorney in Fact

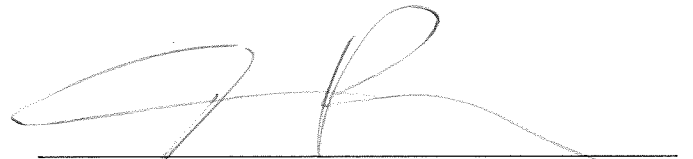
Sybyll Smith a/k/a Sybyll S. Smith, by  
Christina R. Weaver, Attorney in Fact

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31<sup>st</sup> day of March, 2021 by **Christina R. Weaver, as Power of Attorney for Sybyll Smith a/k/a Sybyll S. Smith** who ☐ are personally known or ☒ have produced a driver's license as identification.

Notary Seal



  
 Notary Public, State of Florida  
 Printed Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_