

Prepared By and Return To:
Golden Dog Title & Trust
1845 Town Center Blvd, Suite 210
Fleming Island, FL 32003

Order No.: RFI21-0253

Property Appraiser's Parcel I.D. (folio) No.:
[REDACTED]

**STATUTORY WARRANTY DEED
(§ 689.02, F.S.)**

THIS INDENTURE, made this May 5, 2021 between **PETER A. CAROZZA AND BETH A. CAROZZA, HUSBAND AND WIFE**, whose post office address is Fleming Island, FL 32003 ("**Grantor**") and **JOANNA M. CAROZZA, A SINGLE WOMAN**, whose post office address is 1800 Park Avenue #355, Orange Park, FL 32073 ("**Grantee**").

WITNESSETH, That said Grantor, for and in consideration of the sum of \$87,000.00, 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **CLAY** County, Florida, to wit:

[REDACTED]

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[SIGNATURES FOLLOW ON NEXT PAGE]

Signed, sealed and delivered in presence of:

Peter A. Carozza by Beth A. Carozza
as attorney in fact

Peter A. Carozza by Beth A. Carozza, As attorney
in fact

Witness Signature

Beth A. Carozza
Beth A. Carozza

Laurie Coon
Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Grantor Address:

Fleming Island, FL 32003

STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was executed and acknowledged before me by means of [☒] physical presence
or [☐] online notarization, this 5th day of May, 2021 by Peter A. Carozza and Beth A. Carozza, who [☐] is
personally known to me or [☒] has produced Drivers License (type of identification) as identification.

Cassidy Stephens
Notary Public

**** by Beth A. Carozza, As attorney
in fact.**
(SEAL)

Printed Name: _____

Commission # _____

My Commission Expires: _____

