

Prepared by and Return to:
M.J. DeCastro
MTI Title Insurance Agency, Inc.
1914 Southside Boulevard, Suite 2
Jacksonville, FL 32216

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #41-04-26-020222-001-01, 41-04-26-020222-001-00
File- MFL-2246347
Consideration Amount \$327,000.00

WARRANTY DEED

This Indenture, Made this **July 28, 2021**, between **Philip C. Seely II and Tanya L. Seely, husband and wife**, whose post office address is: 228 SAINT THOMAS ST. SAINT AUGUSTINE, FL 32095, hereinafter called the "Grantor"*, and, **Seth Thompson, a single individual**, whose post office address is: 818-820 Filmore Lane , Orange Park, FL 32073, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Parcel 1:

A portion of those lands as recorded in Official Records Book 3308, Page 1116 and Official Records Book 3308, Page 1121 of the Public Records of Clay County, Florida being more particularly described as follows: A parcel of land situated in Lot 18, Section 8, Orange Park, Clay County, Florida according to plat thereof recorded in Plat Book 1, Page 23 of the Public Records of said county, said parcel being more particularly described as follows:

Commence at the Southeast corner of said Lot 18; thence on the East line thereof run North 02°02'00" West, 424.00 feet to the Northeast corner of said Lot 18; thence South 87°55'00" West 170.54 feet along the North line of said Lot 18 to the point of beginning; thence continue along said North line South 87°55'00" West, 37.50 feet; thence South 02°02'00" East 190.00 feet to the South line of Official Records Book 3308, Page 1121; thence along said South line North 87°55'00" East 37.50 feet; thence North 02°02'00" West, 190.00 feet to the point of beginning.

Parcel 2:

A portion of those lands as recorded in Official Records Book 3308, Page 1116 and Official Records Book 3308, Page 1121 of the Public Records of Clay County, Florida being more particularly described as follows: A parcel of land situated in Lot 18, Section 8, Orange Park, Clay County, Florida according to plat thereof recorded in Plat Book 1, Page 23 of the Public Records of said county, said parcel being more particularly described as follows:

Commence at the Southeast corner of said Lot 18; thence on the East line thereof run North 02°02'00" West, 424.00 feet to the Northeast corner of said Lot 18; thence South 87°55'00" West 133.04 feet along the North line of said Lot 18 to the point of beginning; thence continue along said North line South 87°55'00" West, 37.50 feet; thence South 02°02'00" East, 190.00 feet to the South line of Official Records Book 3308, Page 1121; thence along said South line North 87°55'00" East, 37.50 feet; thence North 02°02'00" West, 190.00 feet to the point of beginning.

Property Address: 818-820 Filmore Lane, Orange Park, FL 32073

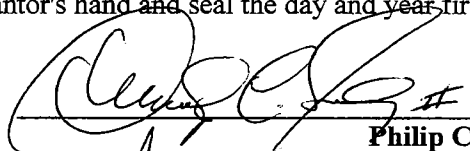
Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

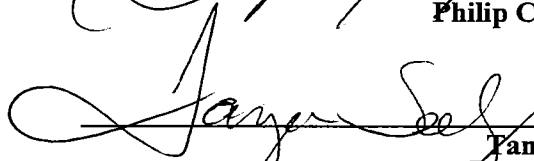
and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

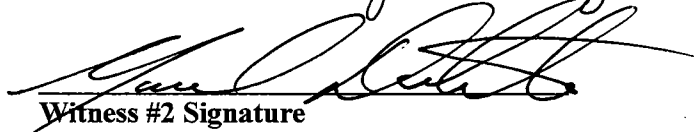
Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.


Philip C Seely II


Tanya Seely


Witness #1 Signature

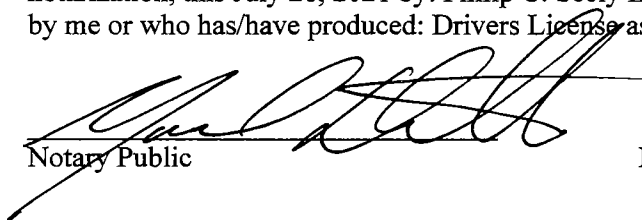

Witness #2 Signature

JOSH KOENAN
Witness #1 Print Name

Manuel J. DeCastro Jr
Witness #2 Print Name

State of Florida ; County of Duval

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this July 28, 2021 by: Philip C. Seely II and Tanya L. Seely, husband and wife who is/are personally known by me or who has/have produced: Drivers License as identification.


Notary Public

My Commission Expires: _____

