

Prepared by:  
Alexandra B. Griffin, Esq.  
Head, Moss, Fulton & Griffin, P.A.  
1530 Business Center Drive, Suite 4  
Fleming Island, Florida 32003  
File Number: LUCAS/COOPER

### WARRANTY DEED

THIS INDENTURE, made as this 16 day of August, 2021, by Clinton W. Cooper and Pamela D. Cooper, his wife, whose address is 4065 Hall and Boree Road, Middleburg, Florida 32068, hereinafter called the Grantor, to Michelle Lucas, whose address is 4702 Petunia Avenue, Middleburg, Florida 32068, hereinafter called the Grantee,

### 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, Grantee's heirs and assigns forever, the following described land, situate lying and being in Clay County, Florida, to wit:

LOT 42, BLOCK 78, JACKSONVILLE SOUTH UNIT TWO, according to plat thereof as recorded in Plat Book 11, Pages 1 through 13, inclusive, of the public records of Clay County, Florida.

Parcel ID Number: 160524-005954-600-00

Subject to Covenants, Restrictions and Easements of Record. Subject also to taxes for 2021 and subsequent years.

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.

Signatures of Grantors on Following Page

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

Signed, sealed and delivered  
 in the presence of two witnesses:

Witness No. 1

Witness Sign Name AGB  
 Witness Print Name AGB

Clinton W. Cooper (Seal)  
 Clinton W. Cooper  
 4065 Hall and Boree Road, Middleburg, Florida 32068

Witness No. 2

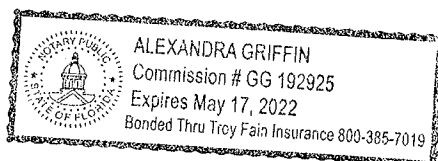
Witness Sign Name CDTindell  
 Witness Print Name CDTindell

Pamela D. Cooper (Seal)  
 Pamela D. Cooper  
 4065 Hall and Boree Road, Middleburg, Florida 32068

State of Florida  
 County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [ ☒ ] physical presence or [ ] online notarization on this 16 day of August, 2021, by Clinton W. Cooper and Pamela D. Cooper, his wife, ( ) who is/are personally known to me or ( ) who has produced Alicia as identification.

(Affix Notary Stamp)



Notary Sign Name: [Signature]  
 Notary Print Name: \_\_\_\_\_  
 Notary Public, State of Florida  
 Notary Commission Expires: \_\_\_\_\_  
 Notary Commission Number: \_\_\_\_\_