

Prepared By and Return To:
Attorneys' Title Services, LLC
12428 San Jose Blvd, Suite 1
Jacksonville, FL 32223

Order No.: FL-210754

Property Appraiser's Parcel I.D. (folio) Number:
22-05-25-010109-011-68

GENERAL WARRANTY DEED

THIS WARRANTY DEED dated this 15th day of September, 2021, by Eric Maurice Grantham and Valerie Laverne Grantham, husband and wife, whose post office address is 10100 Baymeadows Rd Apt. 301 Jacksonville, Florida, 32256, (the "Grantor"), to Joseph Vil, a married man, whose post office address is 3356 Spring Valley Ct, Green Cove Springs, Florida, 32043 (the "Grantee").

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Clay, State of Florida, viz:

Lot 68, ROLLING HILLS UNIT ONE, according to the plat thereof recorded in Plat Book 51, pages 36 through and including 48, of the Public Records of Clay County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 12/31/2020.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Eric Maurice Grantham

Eric Maurice Grantham

Signed, sealed and delivered in presence of:

[Signature]

Witness Signature

Brian H Cooper

Printed Name of First Witness

Robert Erdman

Witness Signature

Robert Erdman

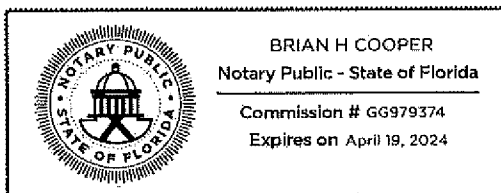
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ___ physical presence or ☒ online notarization, this 15th day of September, 2021 by Eric Maurice Grantham, who (check one) ___ is personally known to me or ☒ has produced a valid drivers license as identification.

[NOTARY SEAL]



[Signature]

Notary Public, State of Florida

My Commission Expires:

Notarized online using audio-video communication

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Valerie Laverne Grantham
Valerie Laverne Grantham

Hailey Noreck
Witness Signature

Hailey Noreck
Printed Name of First Witness

Evelin Hurtado-Escalante
Witness Signature

Evelin Hurtado-Escalante
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of September, 2021 by Valerie Laverne Grantham, who (check one) ☐ is personally known to me or ☒ has produced a valid drivers license as identification.

[NOTARY SEAL]



HALEY NORECK
Commission # HH 046250
Expires October 24, 2024
Bonded Thru Budget Notary Services

Hailey Noreck
Notary Public, State of Florida
My Commission Expires: October 24, 2024