

Prepared By and Return To:
Home Shield Title Services, LLC
1544 County Road 220, Suite 102
Fleming Island, FL 32003

Order No.: 2021-1650

Property Appraiser's Parcel I.D. (folio) Number:
28072400691906800

WARRANTY DEED

THIS WARRANTY DEED dated September 9, 2021, by Hanna Irene Crowell, an unmarried person, whose post office address is 4800 Ortega Farm Blvd, Apt 1508, Jacksonville, Florida 32210 (the "Grantor"), to Bruce Beasley, an unmarried man, whose post office address is 5950 Trawick Road, Keystone Heights, Florida, 32656 (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 that certain land situated in County of CLAY, State of Florida, viz:

A tract of land situated in Sections 28 and 33 of Township 7 South, Range 24 East, Clay County, Florida said tract being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of said Section 33 and run North 89 degrees 54 minutes 27 seconds East, along the North line of Section 34, Township 7 South, Range 24 East 345.54 feet to the centerline of a 60 foot easement for utilities and general purposes; thence run South 00 degrees 48 minutes 01 seconds East, along said centerline, 460.87 feet to the centerline of a 60 foot easement for utilities and General Road purposes, thence run North 85 degrees 53 minutes 35 seconds West, along said centerline 1716.94 feet; thence run North 86 degrees 07 minutes 13 seconds West along said centerline 1324.08 feet; thence run North 86 degrees 18 minutes 17 seconds West, along said centerline 744.95 feet to the Point of Beginning; thence continue North 86 degrees 18 minutes 17 seconds West along said centerline 225.57 feet; thence run North 00 degrees 23 minutes 54 seconds West, 1148.89 feet; thence run North 89 degrees 13 minutes 04 seconds East, 225.57 feet; thence run South 00 degrees 23 minutes 54 seconds East, 1166.50 feet to the Point of Beginning.

Subject to an easement for utilities and General Road purposes across the South 30 feet of the above described land.

Together with a 2019 Clay Mobile Home VIN# CLM104604TN

Subject to easements, restrictions, reservations and limitations 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: 12/31/2020.

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

Hanna Irene Crowell
Hanna Irene Crowell
 Hanna Irene Crowell

Grantor Address:

4800 Ortega Farm Blvd, Apt 1508
 Jacksonville, FL 32210

Signed, sealed and delivered in presence of:

C. S. O.
 Witness Signature

CYNTHIA SAINZ
 Printed Name of First Witness

Sherry E. Nimmo
 Witness Signature

Sherry E. Nimmo
 Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF CLAY

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization on 9/16/2021, by Hanna Irene Crowell.

Personally known
 or Produced Identification ✓
 Type of Identification Produced

Sherry E. Nimmo
 Notary Public
 Print Name:
 My Commission Expires:

