

Prepared By and Return To:

Jonathan Rocco
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

General Warranty Deed

Made effective the 5th day of October, 2021, by Jennifer Lynne Mick and Shawn Christopher Mick, a married couple, whose address is 608 South Church Street, Starke, FL 32091 hereinafter called the Grantor, to Angel Ramirez Colon and Vilma Rodriguez Maldonado, a married couple, whose address is 2317 Eagle Perch Place, Fleming Island, FL 32003, hereinafter called the Grantee:

(Whenever used herein the term "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 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 situate in Clay County, Florida, more particularly described as follows:

Lot 28, EAGLE PERCH AT EAGLE HARBOR, according to the plat thereof as recorded in Plat Book 57, Pages 49 through 54, of the current public records of Clay County, Florida.

Parcel ID Number: 090526-014176-015-28

Subject to taxes accruing subsequent to December 31, 2020.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

John B. Brooks
Witness 1 Signature

John B. Brooks
Witness 1 Printed Name

Jennifer Lynne Mick
Jennifer Lynne Mick

Shawn Christopher Mick
Shawn Christopher Mick

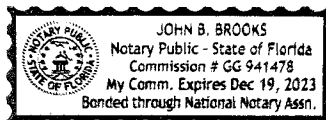
Jason C. Hartley
Witness 2 Signature

Jason C. Hartley
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ CLAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 4th day of October, 2021, by Jennifer Lynne Mick and Shawn Christopher Mick.

John B. Brooks
Signature of Notary Public
Print, Type/Stamp Name of Notary



John B. Brooks
Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: D-Nets License