

Prepared by and Return to:
Jessica Smith
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 #41042601879305600
File- MFL-2250750
Consideration Amount \$130,000.00

WARRANTY DEED

This Indenture, Made this **January 12, 2022** between **Alan W. Brown, a married person**, whose post office address is: 6356 Ironside Dr S , Jacksonville, FL 32244, hereinafter called the "Grantor"*, and, **Juliet Van Heerden, a married person**, whose post office address is: 257 Griffin Road , Lady Lake, FL 32159, 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:

Unit 224, of the Seasons on Park Avenue, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, recorded in Official Records Book 2498, Page 1271, and amendments thereto, of the Public Records of Clay County, Florida.

Property Address: 1800 Park Avenue, Unit 224, Orange Park, FL 32073

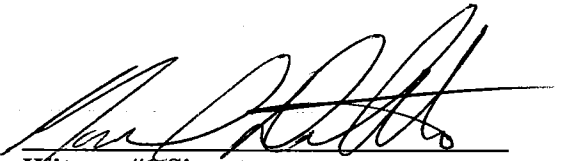
Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

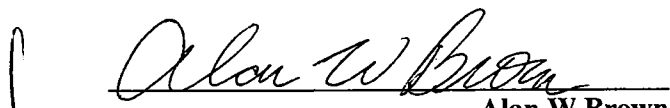

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"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.

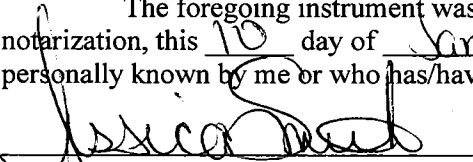
In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.


Witness #1 Signature
Manuel De Castro
Witness #1 Print Name


Alan W Brown

Witness #2 Signature
Jessica Smith
Witness #2 Print Name

State of Florida ; County of Clay

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 10 day of January , 2022 by: Alan W. Brown, a married person who is/are personally known by me or who has/have produced: Drivers License as identification.


Notary Public

My Commission Expires: _____

