

Prepared by:
Jonathan Bolick
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2200297

22040589

General Warranty Deed

Made this 14 day of April, 2022 A.D. By **Douglas J. Hassell and Donna A. Hassell, husband and wife**, whose address is: 9615 NC742 S., Morven, North Carolina 28119, hereinafter called the grantor, to **Stephen Woodring, A Single Man**, whose post office address is: 2168 Deer Run Lane, Fleming Island, Florida 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 \$350,000.00 and other valuable considerations, 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, viz:

Lot 11, Deer Run Replat, a Resubdivision of Deer Run, according to the plat thereof recorded at Plat Book 16, Pages 26 and 27, in the Public Records of Clay County, Florida.

Parcel ID Number: **050526-014221-012-00**

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 December 31, 2021.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Gary Andrews
Witness Printed Name Gary Andrews
A. Pelfrey
Witness Printed Name Judge Pelfrey
State of FL
County of Clay

Douglas J. Hassell (Seal)
Douglas J. Hassell
Address: 9615 NC742 S., Morven, North Carolina 28119
Donna A. Hassell (Seal)
Donna A. Hassell
Address: 9615 NC742 S., Morven, North Carolina 28119

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of April, 2022, by Douglas J. Hassell and Donna A. Hassell, husband and wife, who is/are personally known to me or who has produced DL as identification.

JUDY PELFREY
Commission # GG 348820
Expires October 25, 2023
Bonded Thru Budget Notary Services



A. Pelfrey
Notary Public
Print Name: Judge Pelfrey
My Commission Expires: 10-25-23