

Prepared By and Return To:

Golden Dog Title & Trust
1845 Town Center Blvd, Suite 210
Fleming Island, FL 32003

Order No.: RFI22-0250

Property Appraiser's Parcel I.D. (folio) No.:
34-04-25-008152-034-01

**STATUTORY WARRANTY DEED
(§ 689.02, F.S.)**

THIS INDENTURE, made this 1st day of June, 2022 between **KRISTIN L. HART, AN UNMARRIED WOMAN**, whose post office address is 891 Hawkins Ave, Orange Park, FL 32065 ("**Grantor**") and **TIMOTHY JOHN MARTIN AND ANDREIA SAXON, A MARRIED COUPLE**, whose post office address is 244 Evergreen Lane, Middleburg, FL 32068 ("**Grantee**").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **CLAY** County, Florida, to wit:

Lot 13, Block 4, Greenwood Unit One, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 11, of the Public Records of Clay County, Florida. Excepting the west 98 feet of said Lot 13.

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.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[SIGNATURES FOLLOW ON NEXT PAGE]

Signed, sealed and delivered in presence of:

Ruby L. Carey
Witness Signature

Ruby L. Carey
Printed Name of First Witness

Cassidy Stephens
Witness Signature

Cassidy Stephens
Printed Name of Second Witness

Kristin L. Hart
Kristin L. Hart

Grantor Address:

891 Hawkins Ave
Orange Park, FL 32065

STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of June, 2022 by Kristin L. Hart, who ☐ is personally known to me or ☒ has produced Drivers License (type of identification) as identification.

Cassidy Stephens
Notary Public

(SEAL)

Printed Name: _____

Commission # _____

My Commission Expires: _____

