

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

File Number: 2200801

22166294

General Warranty Deed

Made this 15th day of August, 2022 A.D. By **Joseph A. McQuaig, and Sonya O'Neal, husband and wife**, whose address is: 53 Pecan Drive Pass, Ocala, Florida 34472, hereinafter called the grantor, to **Michael Anthony Setting a/k/a Michael A. Setting, and Sara Setting a/k/a Sara E. Setting, husband and wife**, whose post office address is: 1576 Hardy Padgett Road, Jacksonville, FL 32234, 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 \$385,000.00 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:

A parcel of land lying in the NE 1/4 of the NE 1/4 of Section 34, Township 4 South, Range 23 East, Clay County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 34 and run S 88 degrees 55 minutes 00 seconds W, along the North line thereof, 509.00 feet to an iron on the East line of Hardy Padgett Road and the Point of Beginning; thence continue S 88 degrees 55 minutes 00 seconds W, along said North line, 303.00 feet to the East line of that certain parcel described in Official Records Book 1010, page 100 of the public records of said County; thence run S 01 degrees 05 minutes 00 seconds E, along last said East line, 138.06 feet to the North line of County Road No. 218; thence run S 80 degrees 24 minutes 57 seconds E, along last said North line, 299.94 feet to an iron on the aforesaid East line of Hardy Padgett Road; thence run N 08 degrees 52 minutes 30 seconds E, along said East line, 72.35 feet to an iron; thence continue along said East line, N 03 degrees 05 minutes 00 seconds W 122.40 feet to the Point of Beginning.

LESS AND EXCEPT any part of the herein described lands lying within the right of way of Hardy Padgett road.

Parcel ID Number: **34-04-23-000326-000-00**

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:

J. Pelfrey
Witness Printed Name Judy Pelfrey

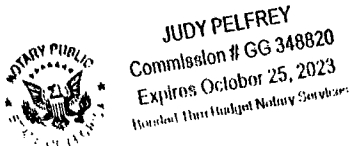
Gary Andrews
Witness Printed Name Gary Andrews

State of FL

County of Clay

Sonya O'Neal
Sonya O'Neal
Address: 4418 Peppermill Place, Jacksonville, Florida 32257

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of Aug 2022, by Sonya O'Neal, A Married Woman, who is/are personally known to me or who has produced DL as identification.



(Notary Seal)

J. Pelfrey
Notary Public
Print Name: Judy Pelfrey
My Commission Expires: 10.25.23

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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:

Judy PelFREY
Witness Printed Name Judy PelFREY

Gary Andrews
Witness Printed Name Gary Andrews

State of FL

County of CLAY

Joseph A. McQuaig
Address: 53 Pecan Drive Pass, Ocala, Florida 34472

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization this 15 day of Aug, 2022, by Joseph A. McQuaig, A Married Man, who is/are personally known to me or who has produced JC as identification.

JUDY PELFREY
Commission # GG 348820
Expires October 25, 2023
Bundled Thin Budget Notary Services
(Notary Seal)



Judy PelFREY
Notary Public
Print Name: Judy PelFREY
My Commission Expires: 10.25.23