

Prepared By and Return To:  
Howard Smith  
Landmark Title, LLC  
7220 Financial Way  
Jacksonville, FL 32256

## General Warranty Deed

Made effective the 3rd day of October, 2022, by Bryanna Suzanne Staley, a single woman, whose address is 4036 Spring Creek Lane, Middleburg, FL 32068 hereinafter called the Grantor, to Katherine L. Stokes, a widow, whose address is 2930 Ravines Road, Unit 1206, Middleburg, FL 32068, 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, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Clay County, Florida, more particularly described as follows:

Unit 1206, RAVINES RESORT CONDOMINIUMS, CLUSTER 12, according to the Declaration of Condominium recorded in Official Records Book 769, Page 147, and all exhibits and amendments thereof, of the current public records of Clay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: 13-05-24-021388-055-02

**Subject to** taxes accruing subsequent to December 31, 2021.

**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

Bryanna Suzanne Staley  
Bryanna Suzanne Staley

John B. Brooks  
Witness 1 Printed Name

John Palacios  
Witness 2 Signature  
John Palacios  
Witness 2 Printed Name

STATE OF FLORIDA  
COUNTY OF ~~DUVAL~~ clay 384

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 3<sup>rd</sup> day of October, 2022, by Bryanna Suzanne Staley.

John B. Brooks  
Signature of Notary Public  
Print, Type/Stamp Name of Notary  
John B. Brooks  
Personally Known: \_\_\_\_\_ OR Produced Identification: ✓  
Type of Identification  
Produced: Diners Club

