

Prepared By and Return To:

Erin Chesser
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 15th day of December, 2022, by Colby J. Campbell and Alice Campbell, husband and wife, whose address is 601 Pleasant Drive, Oklahoma City, OK 73170 hereinafter called the Grantor, to Christopher Skidmore and Marina Lauren Skidmore, husband and wife, whose address is 866 Glendale Lane, Orange Park, FL 32065, 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:

Lot 418, FOREST HAMMOCK AT OAKLEAF PLANTATION - UNIT TWO, according to the plat thereof, as recorded in Plat Book 55, Page(s) 10 through 41, of the current public records of Clay County, Florida.

Parcel ID Number: 01-04-24-005524-015-02

Subject to taxes accruing subsequent to December 31, 2022.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

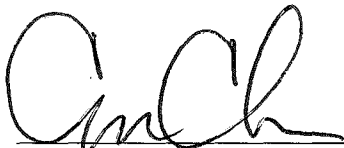
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

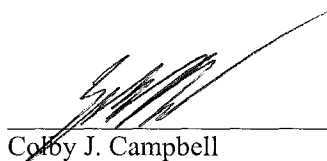
Signed, sealed and delivered in our presence:



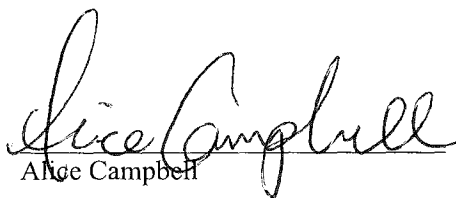
Witness 1 Signature

Erin Chesser

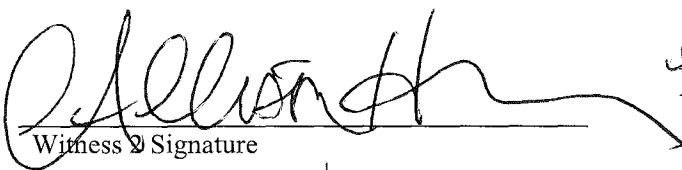
Witness 1 Printed Name



Colby J. Campbell



Alice Campbell



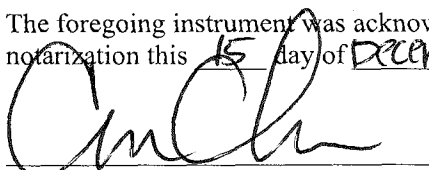
Witness 2 Signature

Allison H. Chance

Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 15 day of December, 2022, by Colby J. Campbell and Alice Campbell.



Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: DL

