

Prepared by, Record & Return to:
Geraldine C. Hartin
Hamilton & Hartin, P.A.
3168 U.S. Highway 17, Suite A
Fleming Island, Florida 32003

File Number: 23-F136
Consideration: \$320,000.00

General Warranty Deed

Made this May 30, 2023 A.D. By **Raymond Lee Horton**, an unremarried widower of **Nancy F. Horton**, deceased whose post office address is: 3649 US Highway 17, Apt. 175, Fleming Island, FL 32003 hereinafter called the grantor,

to **Tyler E. Robinson**, an unmarried man and **Haley Everhart**, an unmarried woman, as **Joint Tenants with Right of Survivorship** whose post office address is: 644 Morgan Circle S, Orange Park, Florida 32073 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 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 17, Block 1, Cross Creek, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 10 and 11, of the Public Records of Clay County, Florida.

SUBJECT TO covenants, conditions, restrictions and easements of record and taxes for the current year.

Parcel ID Number: **410426-019299-018-00**

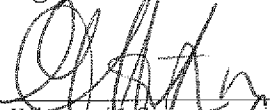
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

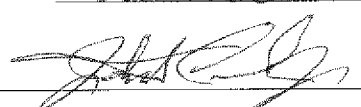
To Have and to Hold, the same in fee simple forever.


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, 2022.

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:


Witness #1 Sign
Witness #1 Printed Name Geraldine C. Hartin


Witness #2 Sign
Witness #2 Printed Name John A. Couch Jr.



Raymond Lee Horton (Seal)
Address: 3649 US Highway 17, Apt. 175
Fleming Island, FL 32003

(Seal)
Address:

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State of Florida

County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 26, 2023,
by Raymond Lee Horton, an unmarried widower, who is personally known to me or who has produced FL DL
as identification. * of Nancy F. Horton, deceased


Notary Public

Print Name: _____

My Commission Expires: _____

