

After Recording, Mail To:

Carrol L. Thomas
418 S. Palmetto Avenue
Green Cove Springs, FL 32043

This Document Prepared By:

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P.O. Box 65935
Orange Park, Florida 32065
904-606-2181

QUIT-CLAIM DEED

This transaction is exempt from the Documentary Stamp Tax pursuant to Florida
Administrative Rule 12B-4.014(2)(b).

THIS DEED, made the 18th day of September, 2023, by JAMES B. THOMAS, a married person,
as the GRANTOR, as to his non-homestead property,

Whose mailing address is 418 S. Palmetto Avenue, Green Cove Springs, FL 32043;

To CARROL L. THOMAS, a married person, as the GRANTEE,

Whose mailing address is 418 S. Palmetto Avenue, Green Cove Springs, FL 32043;

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and
other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby
acknowledged, does hereby remise, release, and quitclaim unto the said grantee forever all right,
title, interest and claim which the said Grantor has in and to the following described property
situate in Clay County, State of **Florida**, viz:

Lot 6 BLK 8 O.R. 642 PF 475 DOCTORS LAKE ESTATES S/D OR 642 PG
475. of the Public Records of Clay County, Florida.

Parcel Identification No. 26-04-25-008800-000-00

MORE commonly known as: 4193 Pine, Orange Park, FL 32065

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements
now of record, if any.

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.

ALISON E. HICKMAN
MY COMMISSION # HH 128034
EXPIRES: July 15, 2025
Bonded Thru Notary Public Underwriters