CFN # 2023055978, OR BK: 4772 PG: 1709, Pages 1 / 2, Recorded 11/9/2023 4:39 PM, Doc: D TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: \$18.50 Deputy Clerk BlankenshipT

After Recording, Mail To:

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

This Document Prepared By:

ALISON E. HICKMAN

Attorney at Law
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.

BK: 4772 PG: 1710

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Alison E. Hickman Address: 1218 Cactus Cut Road

Middleburg, FL 32068

Printed Name: Toporah A. Callaway Address: 4141 Saddlehorn Trail

Middleburg, FL 32068

STATE OF FLORIDA

) ss.

COUNTY OF CLAY

The foregoing instrument was acknowledged before me, by means of oximes physical presence or oximesonline notarization, this September 18th, 2023, by James B. Thomas.

Personally Known ⊠ OR Produced Identification □

Type of Identification Produced: NA - Personally known

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