

Prepared By and Return To:

Howard Smith
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 4th day of January, 2024, by Eco One, Inc., a Florida Corporation, hereinafter called the Grantor, whose address is 2711 Seminole Village Drive, Middleburg, FL 32068 to Jacquelyn Gunter and Jeremy B. Gunter, a married couple, whose post office address is: 2744 East Fennel Court, 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:

Lot 30, Block 140, BLACK CREEK PARK UNIT ONE, according to the Plat thereof, recorded in Plat Book 11, Page(s) 21 through 33, inclusive, of the Public Records of Clay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 32-05-24-006698-263-00

Subject to taxes accruing subsequent to December 31, 2023.

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

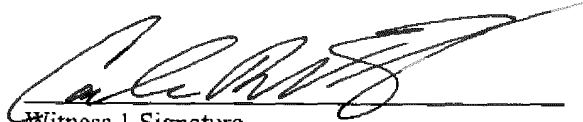
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

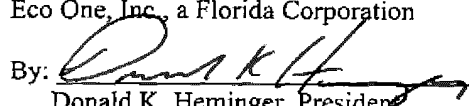
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

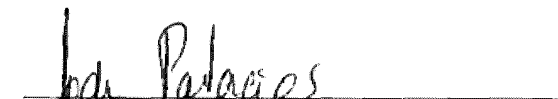
In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

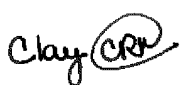

 Witness 1 Signature
Caroline R. Nichols
 Witness 1 Printed Name
 Witness 1 Address: 1590 Island Lane Ste 1
Fleming Island FL 32003

Eco One, Inc., a Florida Corporation

By: 
 Donald K. Heminger, President

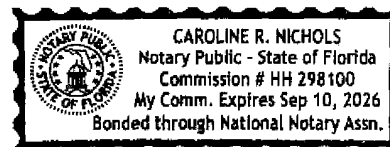

 Witness 2 Signature
John Palacios
 Witness 2 Printed Name
 Witness 2 Address: 1590 Island Lane Ste 1
Fleming Island FL 32003

STATE OF FLORIDA

COUNTY OF ~~DUVAL~~ Clay 

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of Dec, 2023 by Donald K. Heminger, President of Eco One, Inc., a FL Corporation, on behalf of the Corporation.


 Signature of Notary Public
 Print, Type/Stamp Name of Notary



Personally known: _____

OR Produced Identification: ✓

Type of Identification Produced: FIDU