

Prepared by, Record and Return to:
John David Horne, Esq.
Fuller & Associates Attorneys, PLLC
1845 Eastwest Pkwy Ste 18
Fleming Island, Florida 32003
Consideration: **\$295,000.00**

File Number: 24-013

General Warranty Deed

Made this 4th day of June, 2024 A.D. By **DWY Home Design LLC, a Florida limited liability company**, whose address is: 1797 Creekbank Drive, Middleburg, Florida 32068, hereinafter called the grantor, to

Nicholas Stilwell and Monica Toribio, husband and wife, whose post office address is: 2636 Creekfront Drive, Green Cove Springs, Florida 32043, 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)

Witneseth, 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 481, SILVER CREEK, according to the Plat thereof, recorded in Plat Book 44, Page(s) 52 through 72, of the Public Records of Clay County, Florida.

Parcel ID Number: **22-05-25-010109-008-81**

SUBJECT TO covenants, restrictions and easements of record, if any; however this reference 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 except taxes accruing subsequent to December 31, 2023.

SEE PAGE 2 FOR SIGNATURES AND ACKNOWLEDGMENT

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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:

DWY Home Design LLC

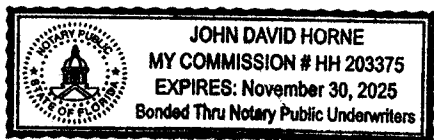
By: Adeyemi Olaogun (Seal)
 Adeyemi Olaogun
 Its Manager

John David Horne
 Witness Printed Name John David Horne
 Address: 1845 East West Parkway, Suite 18
 Fleming Island, FL 32003

Jeri S. Waugh
 Witness Printed Name Jeri S. Waugh
 Address: 1845 East West Parkway, Suite 18
 Fleming Island, FL 32003

State of FLORIDA
 County of CLAY

The foregoing instrument was acknowledged before me by means of XX physical presence or online notarization, this 4th day of June, 2024, by Adeyemi Olaogun as Manager of DWY Home Design LLC, a Florida limited liability company, who is/are personally known to me or who has produced a valid Drivers License as identification, and who executed the foregoing on behalf of the Company.



John David Horne
 Notary Public
 Print Name: John David Horne

(SEAL)