

APN: 33-04-26-013197-025-44

**Recordation Requested By/Return to:**  
STEWART TITLE GUARANTY COMPANY  
1900 SOUTH STATE COLLEGE BLVD. SUITE 200  
ANAHEIM, CA 92806  
File No. NSWPRP24778600.

**Send Tax Notices to:**  
Thomas Mullen, Jr. and Elisabeth Lorraine Mullen  
5050 NAVIA COURT  
FLEMING ISLAND, FL 32003

**This Instrument Prepared By:**  
KELLEY BLATNIK FL Bar No. 67166  
o/b/o BC LAW FIRM, P.A.  
8275 S.EASTERN AVENUE 200-425  
LAS VEGAS, NV 89123

## **WARRANTY DEED**

For good consideration in the amount of One Dollar (\$1.00), I (we) **Thomas Mullen, Jr., and Elisabeth Lorraine Mullen, formerly known as Elisabeth Van Hise**, whose mailing address is 5050 NAVIA COURT, FLEMING ISLAND FL 32003 hereby bargain, deed and convey to **Thomas Mullen, Jr. and Elisabeth Lorraine Mullen**, husband and wife, whose mailing address is 5050 NAVIA COURT, FLEMING ISLAND, FL 32003, the following described land in CLAY County, State of Florida, free and clear with WARRANTY COVENANTS, to wit:

**Lot 43, Peters Creek, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 60 through 64, of the Public Records of Clay County, Florida.**

PROPERTY ADDRESS: 5050 NAVIA COURT, FLEMING ISLAND, FL 32003

This instrument was prepared without the benefit of a title examination.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or appertaining; and every right, title, or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.



WITNESS the hands and seal of said Grantors this 23 day of Dec., 2024

Thomas Mullen, Jr.  
Thomas Mullen, Jr.

Elisabeth Lorraine Mullen, f/k/a Elisabeth Van Hise  
Elisabeth Lorraine Mullen, f/k/a Elisabeth Van Hise

Nicole M Vincent  
Printed Witness Name

Nicole M Vincent  
Witness Signature

Mailing Address (required): 14 Fox Hollow Dr Jackson NJ 08527

Regina Mullen  
Printed Witness Name

[Signature]  
Witness Signature

Mailing Address (required): 23 Nottingham Rd Marlapan NJ 07726

STATE OF NJ  
COUNTY OF MORRIS

SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of Dec, 2024, by Thomas Mullen, Jr., and Elisabeth Lorraine Mullen, f/k/a Elisabeth Van Hise.

(Seal)

Nicole M Vincent  
Notary Public  
Printed Name: Nicole M Vincent  
My Commission Expires: 8/11/26  
Commission # 50413886

Personally Known: \_\_\_\_\_  
OR Produced Identification: ✓  
Type of Identification Produced: DC

NICOLE M. VINCENT  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES AUG. 11, 2026

