

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Grantee
20 County Street
Norwalk, CT 06851

Parcel ID#: 29-05-25-009709-000-00

SALE PRICE: \$10.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 20th day of January, 2025, by

Cynthia Marrero F/K/A Cynthia Rosso, conveying non homestead property,

whose post office address is 20 County Street, Norwalk, CT 06851, herein called the Grantor, to

Cynthia Marrero and Robert Marrero, Jr., wife and husband,

whose post office address is 20 County Street, Norwalk, CT 06851, hereinafter called the Grantee: *(Wherever used herein the terms "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 AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 9, Lake Asbury, Unit 10, according to the plat thereof as Recorded in Plat Book 8, pages 25 and 26 of the Public Records of Clay County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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, and hereby 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**.

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:

Witness #1 Signature

John Gullett

Witness #1 Printed Name

10448 Old Saint Augustine Road
Jacksonville, FL 32257

Witness #1 PO Address

Cynthia Marrero

Witness #2 Signature

Wendy Crowley

Witness #2 Printed Name

10448 Old Saint Augustine Road
Jacksonville, FL 32257

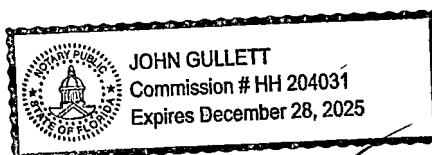
Witness #2 PO Address

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of January, 2025, by Cynthia Marrero.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification Produced: Driver License