

This instrument prepared by:

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Parcel ID#: \_\_\_\_\_

Sale/Transfer

Price: \$ \_\_\_\_\_

## Warranty Deed

space above reserved for recording information

This WARRANTY DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

by: \_\_\_\_\_

whose address is \_\_\_\_\_

hereinafter called the Grantor(s), to \_\_\_\_\_

whose address is \_\_\_\_\_

hereinafter called the Grantee(s)

(Where ever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and heirs, legal representatives and assignees of individuals, and the successors and assignees of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$\_\_\_\_\_ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, released, conveys, and confirms unto the Grantee, all that certain land situate in Clay County, Florida, to wit:

(Legal Description of Property)

(if description exceeds maximum characters allowed in this field, please attach as an exhibit.)

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, \_\_\_\_\_.

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 as to First Grantor

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Witness 1 Printed Name

\_\_\_\_\_  
Printed name of Grantor

\_\_\_\_\_  
Witness 2 Signature as to First Grantor

\_\_\_\_\_  
Witness 2 Printed Name

\_\_\_\_\_  
Post Office Address

\_\_\_\_\_  
Witness 1 Signature as to Second Grantor

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Witness 1 Printed Name

\_\_\_\_\_  
Printed Name of Grantor

\_\_\_\_\_  
Witness 2 Signature as to Second Grantor

\_\_\_\_\_  
Witness 2 Printed Name

\_\_\_\_\_  
Post Office Address

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, \_\_\_ by: \_\_\_\_\_  
Personally known to me, or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Notary Printed Name

Commission Number: \_\_\_\_\_ Commission Expiration: \_\_\_\_\_ (Notary Seal)