

Book: 2144
Page: 1429
Rec: 01/14/2003
03:42 PM
File# 200302819
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$10.50
DOC: \$7.00

Return to & prepared by:
City of Keystone Heights
P. O. Box 420
Keystone Heights, Fl 32656



Parcel No. 18-08-23-022586-000-00

THIS WARRANTY DEED Made and executed the 7th day of November, 2002 by the City of Keystone Heights , a municipal corporation , existing under the laws of Florida, and having its principal place of business at , Keystone Heights, Florida, hereinafter called the grantor, to **Jerry M. & Judith A. Clance** whose address is **P. O. Box 351, Keystone Heights, Fl 32656** hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Clay County, Florida, viz:

**LOT # 1 & 2, BLOCK # 2 (10'x10'= 2 grave plots), KEYSTONE MEMORIAL GARDENS
PLAT BOOK 14 PAGE 34, PUBLIC RECORDS OF CLAY COUNTY , FLORIDA**

SUBJECT TO Covenants and Restrictions imposed on neighboring lots by deeds of record, and **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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 for the year 2002 and all subsequent years.

IN WITNESS WHEREOF the grantor has caused this document to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

City of Keystone Heights Cemetery

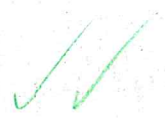
Signed, sealed and delivered in the presence of:

1 Mim Kridner
198 SE 28th St
Melrose, Fl. 32666

2 Linda C. Darty
6723 Spanish Moss Drive
Keystone Heights, FL 32656

By: Karen N. McGill
Karen N. McGill, City Clerk

KEYSTONE HEIGHTS CEMETERY
CITY OF KEYSTONE HEIGHTS
P. O. BOX 420
KEYSTONE HEIGHTS, FLORIDA 32656



Please furnish the following information when selling cemetery lots:

Name: Jerry M & Judith A Clance Date: 11-7-02

Address: P O Box 351

Keystone Heights, FL 32656

Phone number with area code: 352; 473-0419

Burial name if known: Jerry M Clance lot # 1 [Preneed]

Lots are \$500.00 each. Must be paid in full at time of use.

LOT NUMBER #1 & 2

Please check one of the following:

BLOCK #2

Keystone Memorial

1st Addition

2nd Addition

Old Cemetery

AMOUNT OWED \$1,025.00

AMOUNT PAID 1,025.00

BALANCE DUE -0-

Reverter Clause: All future cemetery lot sales shall be conditioned upon the buyer agreeing to a reverter of interest to the City upon abandonment of the buyer's interest. No conveyance of these lots to third parties is allowed without City approval which shall not be refused without good cause. All documents of conveyance shall include such reverter clause. Any purchase shall be at fair market value. (City Ordinance 96-261)

Planting of flowers is restricted in new cemetery.

All markers must be ground level in new cemetery.

This form completed by: Benton Jutch

Date: