

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

INSTR # 7055617
OR BK 2944 Pages 473 - 473
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JAMES B. JETT CLERK CIRCUIT COURT
CLAY COUNTY
DOC STMP-D: \$3.50
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Parcel No. 18-08-23-022586-000-00

THIS WARRANTY DEED Made and executed the **10th** day of **September, 2007** by the City of Keystone Heights, a municipal corporation, existing under the laws of Florida, and having its principal place of business at 555 S. Lawrence Blvd., Keystone Heights, Florida, 32656 hereinafter called the grantor, to **Marilyn J. Traxler**, whose address is **P.O. Box 2103 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 # 5, BLOCK # 98 (10'x 5'= 1 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 2005 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 Annette Ricks

Annette Ricks

2 Jeanne Broome

JEANNE BROOME

By: Karen P. Nelson
Karen P. Nelson, City Clerk

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 10 day of September, 2007 by Karen P. Nelson, as City Clerk, of the City, signing on behalf of City of Keystone Heights, Florida, who is personally known to me.

June G. Kraus
Notary Public, State of Florida

Commission No. DD 448705

My Comm. exp. July 10, 2009

