

Return To & Prepared By
City of Keystone Heights
P.O. Box 420
Keystone Heights, FL 32656

CFN # 2018046111
OR BK: 4119 PG: 1188 Pages1 of 1
Recorded:8/31/2018 11:06 AM Doc: D
Tara S. Green, CLAY County Clerk, FL
Rec: \$10.00
Doc D: \$26.60Deputy Clerk THACKERD

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

THIS WARRANTY DEED Made and executed the 29th day of August, 2018 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 **Nelson & Rita Marcano** whose address is **P.O. Box 2025, 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 # 2, 3,4, 5, 6; Block 265; (5'x 10'= 1 grave plot) 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 2017 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.

Signed sealed and delivered in the presence of:

1 Brendal Pickett
Brendal Pickett
2 Mary Miller
Mary Miller

City of Keystone Heights, Florida

By: Stanley S. Kornegay
Stanley S. Kornegay, City Manager

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 29th day of August, 2018 by Benton Futch, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida
Commission No GG001386
My Comm. exp. 6/13/2020

Catherine C. Speakman
Print - Notary Public
Catherine C. Speakman
Signature - Notary Public

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

Please furnish the following information when selling cemetery lots:

Name: NELSON & RITA MARCANO

Address: P.O. Box 2025 Key. Hgts, FL 32656

Telephone Number: (352) 396-5018

Burial Name: MARY E. Smith Date of Birth: 10-4-41

Date of Death: 9-2-18 Date Interred: 9-4-18

Block Number: 265

Lot Number 2-6

Space USE #4 FOR M MARY Smith

Amount Owed: \$3850.00

Amount Paid: \$3850.00 Check # 469

Please check one of the following Sections:

Keystone Memorial
1st Addition _____
2nd Addition _____
Old Cemetery _____

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 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 all sections of Cemetery
- Head Stones must be installed within six (6) months after interment
- All Head Stones must be ground level in the Keystone Memorial

I have received a copy of the Cemetery Rules and Regulations and agree to abide by them.

Signature of Buyer: [Signature] Date: 8-25-18

This form completed by: Benton Dutch Date: 8-25-18