

**CORPORATE  
WARRANTY DEED**

5000 1022 PAGE 688

THIS INDENTURE, Made this 22nd day of January, A.D. 19 86 BETWEEN  
MCGAHEE ENTERPRISES, INC.

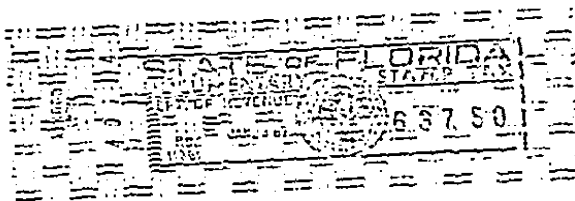
a corporation organized and existing under the laws of the State of FLORIDA  
Grantor, and

SID HIGGINBOTHAM BUILDER, INC., a Florida Corporation

8518 - 103rd Street, Jacksonville, Florida 32210

Grantee,  
WITNESSETH: that the said Grantor, for and in consideration of the sum of ten and 00/100 Dollars and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of CLAY, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF.



Subject to covenants, restrictions and easements of record. Subject also to taxes for 1987 and subsequent years.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereto affixed the day and year first above written.

MCGAHEE ENTERPRISES, INC.,  
a Florida Corporation

by: Marilyn I. Cozart  
Marilyn I. Cozart

Signed and Sealed in Our Presence:

Long & A. M. Hahn  
Ernest E. Wright

Its Vice President

(Corporate Seal)

State of Florida  
County of DUVAL

The foregoing instrument was acknowledged before me this 22nd day of January 1987, by MARILYN I. COZART, VICE PRESIDENT

of MCGAHEE ENTERPRISES, INC.,  
a FLORIDA corporation, on behalf of the corporation.

Notary Public  
My commission expires:

My Commission Expires Dec. 12, 1988  
Bonded through Lawyers Safety Corporation

Lot 4, LOCH RANE ESTATES, an unrecorded subdivision described as follows:

A parcel of land situated in Section 42, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows: Commence at the Northeast corner of said Section 42; thence on the North line thereof run South 89 degrees 02 minutes 50 seconds West 1335.16 feet to the West line of Loch Rane Unit 1 Replat according to Plat Book 14, pages 37, 38, 39 and 40 of the public records of said county; thence on last said line run the following 2 courses: (1) South 00 degrees 04 minutes 10 seconds East 756.61 feet to the Point of Beginning; (2) thence continue South 00 degrees 04 minutes 10 seconds East 163.00 feet; thence North 86 degrees 12 minutes 32 seconds West 297.10 feet; thence on the arc of a curve concave Northwesterly and having a radius of 630.0 feet, run a chord distance of 42.44 feet, the bearing of said chord being North 01 degree 51 minutes 39 seconds East; thence North 00 degrees 04 minutes 10 seconds West 100.58 feet; thence North 89 degrees 55 minutes 50 seconds East 295.00 feet to the Point of Beginning.

Subject to an easement for drainage and utilities covering the Easterly 10 feet thereof.

Lot 16, LOCH RANE ESTATES, an unrecorded subdivision described as follows:

A parcel of land situated in Section 42, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows: Commence at the Northeast corner of said Section 42; thence on the North line thereof run South 89 degrees 02 minutes 50 seconds West 1985.24 feet; thence South 00 degrees 04 minutes 10 seconds East 865.42 feet; thence South 22 degrees 04 minutes 10 seconds West 54.35 feet to the Point of Beginning; thence continue South 22 degrees 04 minutes 10 seconds West 150.00 feet; thence South 69 degrees 34 minutes 25 seconds East 311.88 feet; thence North 20 degrees 25 minutes 35 seconds East 125.08 feet; thence on the arc of a curve concave to the Northwesterly and having a radius of 570.0 feet, run a chord distance of 24.87 feet, the bearing of said chord being North 19 degrees 10 minutes 36 seconds East; thence North 69 degrees 34 minutes 25 seconds West 307.03 feet to the Point of Beginning.

Subject to an easement for drainage and utilities covering the Northwesterly 10 feet and the Southwesterly 10 feet thereof.

Lot 35, LOCH RANE ESTATES, an unrecorded subdivision described as follows:

A parcel of land situate in Section 42, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows: Commence at the most Westerly corner of Lot 8, Loch Rane Unit 4, according to Plat Book 17, pages 24, 25 and 26, of the public records of said county; thence run North 77 degrees 02 minutes 53 seconds West 107.35 feet; thence North 67 degrees 55 minutes 50 seconds West 230.00 feet; thence South 22 degrees 04 minutes 10 seconds West 204.65 feet; thence North 67 degrees 55 minutes 50 seconds West 365.13 feet; thence North 41 degrees 50 minutes 48 seconds West 355.08 feet; thence North 34 degrees 54 minutes 12 seconds East 261.72 feet to the Point of Beginning; thence continue North 34 degrees 54 minutes 12 seconds East 235.00 feet; thence North 55 degrees 05 minutes 48 seconds West 220.00 feet; thence on the arc of a curve concave to the Southeasterly and

having a radius of 30.0 feet, run a chord distance of 42.43 feet, the bearing of said chord being South 79 degrees 54 minutes 12 seconds West; thence South 34 degrees 54 minutes 12 seconds West 27.09 feet; thence on the arc of a curve concave to the Southeasterly and having a radius of 30.0 feet, run a chord distance of 21.21 feet, the bearing of said chord being South 14 degrees 11 minutes 55 seconds West; thence on the arc of a curve concave to the Northwesterly and having a radius of 50.0 feet, run a chord distance of 54.07 feet, the bearing of said chord being South 26 degrees 13 minutes 38 seconds West; thence South 31 degrees 02 minutes 22 seconds East 256.64 feet to the Point of Beginning.

Subject to an easement for drainage and utilities covering the Southeasterly 7.5 feet thereof.

FILE NO. 87-02199  
OFFICIAL RECORDS NO. 1022  
PAGE 688 INDEXED

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FILED BY CLERK  
RECEIVED

CLERK



EXHIBIT "A" TO WARRANTY DEED  
PAGE 2 OF 2