

5-1-88
715.00

WARRANTY DEED
FROM CORPORATION

1088 PAGE 225 MCO FORM 33

This Warranty Deed Made and executed the 22nd day of July A. D. 1987 by
COPPERGATE DEVELOPMENT COMPANY

a corporation existing under the laws of State of Florida and having its principal place of
business at Post Office Box 578, Orange Park, Florida 32073
hereinafter called the grantor, to

MERIT HOME BUILDERS, INC., a Florida corporation

whose postoffice address is Post Office Box 1381
Orange Park, Florida 32073
hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

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:

Lots 3 and 5, Block 1; Lots 1, 2, 9, 10, 13 and 14, Block 4; Lots
15 and 16, Block 5, COPPERGATE, UNIT ONE, according to plat thereof
as recorded in Plat Book 20, pages 45, 46, 47 and 48 of the public
records of Clay County, Florida.

FILE NO. 87-24780

OFFICIAL RECORD NO. 1686

SEP 10 10 22 AM '87



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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 war-
rants 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 the lien for ad valorem real property
taxes accruing subsequent to December 31, 1986, and covenants, restrictions and
easement of record, if any

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents 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.

ATTEST:

COPPERGATE DEVELOPMENT COMPANY

Signed, sealed and delivered in the presence of:

Patricia F. Fote
Cheryl A. Mente

By *Frank M. Scruby* Vice President

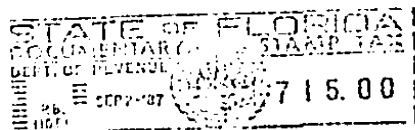
STATE OF FLORIDA
COUNTY OF DUVAL }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared

Frank M. Scruby

well known to me to be the Vice President of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of July A. D. 19 87



Cheryl A. Mente
Notary Public - State of Florida
At Large
My commission expires:

Notary Public, State of Florida
My Commission Expires June 3, 1990

Prepared by: Robert G. Aldridge, Esquire
P.O. Box 10840
Jacksonville, Florida 32247 (RE87-0379cam)

RETURN TO GRANTEE