

WARRANTY DEED

THIS INDENTURE, is made this 5th day of November, 1987, BETWEEN

PHILIP E. FRITZ and CHERYL LYNN FRITZ, his wife,

of the County of Duval State of Florida, grantor*, and

SCOTT R. GRACE and LINDA F. GRACE, his wife,

whose post office address is 717 Vecuna Road, Atlantic Beach, FL, grantee*,

WITNESSETH, That said grantor, for and in consideration of the sum of Ten----- and No/100 Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Clay County, Florida, to-wit:

LOT 134, OAK RIDGE FARM

A tract of land situated in the North 1029.25 feet of the Southeast One Quarter and in the Northeast One Quarter of Section 31, Township 7 South, Range 24 East, Clay County, Florida; said tract being more particularly described on attached Exhibit "A" hereto and by this reference made a part hereof.

TOGETHER WITH AND SUBJECT TO that certain easement granted and reserved in instrument recorded in O.R. Book 694, page 158 et seq., of the public records of Clay County, Florida.

SUBJECT TO taxes for the year 1987 and subsequent years and to any easements, restrictions and reservations of record.

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

*"Grantor" and "grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Paul D. Newell
Laura M. Richards

Philip E. Fritz
PHILIP E. FRITZ
Cheryl Lynn Fritz
CHERYL LYNN FRITZ

STATE OF FLORIDA
COUNTY OF CLAY

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared PHILIP E. FRITZ and CHERYL LYNN FRITZ, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of November, A.D., 1987.

Laura M. Richards
Notary Public
State of Florida
My Commission expires: 10-25-91

Ret
This Instrument Prepared
Under The Supervision Of:
PAUL D. NEWELL
Attorney At Law
P. O. Box 1369
Keystone Heights, Fla. 32656



EXHIBIT "A"

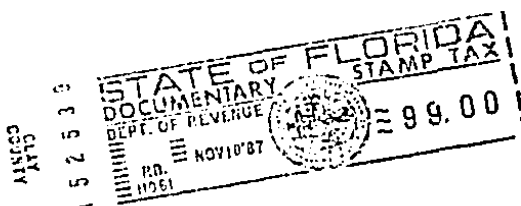
Lot 134, Oak Ridge Farm

A tract of land situated in the North 1029.25 feet of the Southeast One Quarter and in the Northeast One Quarter of Section 31, Township 7 South, Range 24 East, Clay County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of said Section 31 and run North 00 degrees 13 minutes 31 seconds East, along the East line of said Section 31 a distance of 1630.23 feet to an iron pipe at the Southeast corner of the North 1029.25 feet of said SE 1/4; thence continue along said East line, 630.00 feet to an iron pipe and the Point of Beginning; thence continue North 00 degrees 13 minutes 31 seconds East, along said East line 399.35 feet to an iron pipe at the Northeast corner of said North 1029.25 feet; thence continue North 00 degrees 13 minutes 31 seconds East, along said East line, 317.45 feet to an iron pipe; thence run South 51 degrees 43 minutes 31 seconds West, 1343.53 feet; thence run South 62 degrees 30 minutes 15 seconds East, 200.00 feet; thence run North 76 degrees 38 minutes 06 seconds East, 898.85 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO that certain easement granted and reserved in instrument recorded in O.R. Book 694, page 158 et seq., of the public records of Clay County, Florida.

SUBJECT TO that certain Distribution right of way easement to Clay Electric Cooperative, Inc. dated October 20, 1982 and recorded in O.R. Book 694, page 152 et seq.; that certain Distribution right of way easement to Clay Electric Cooperative, Inc. dated October 28, 1982 and recorded in O.R. Book 694, page 155 et seq.; Covenants and restrictions recorded in O.R. Book 694, page 162 et seq.; as amended via Supplemental Covenants and Restrictions recorded in O.R. Book 705, page 141 et seq.; that certain corrective mortgage from Kelley D. Ferguson and Janice Ferguson, his wife, to Norma B. Valldejuli dated December 29, 1982 and recorded in O.R. Book 707, page 468 et seq.; as subsequently modified; that certain mortgage from Philip E. Fritz and Cheryl Lynn Fritz, his wife to Kelley D. Ferguson, W. Dean Fender and Mickey Dean Ferguson dated September 19, 1987 and recorded in O.R. Book 1095, page 315 et seq.; Reservation of an undivided one-half interest in and to all oil, gas and mineral rights as reserved in instrument recorded in Deed Book 72, page 215 et seq., all of the public records of Clay County, Florida.



FILE NO. 87-31277
OFFICIAL RECORDS NO. 1104
PA 230
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