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This instrument was prepared by:

Name ROBERT J. HEAD, JR.

Address P. O. BOX 855

Orange Park, Florida 32067

BOOK **1220** PAGE **649**

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 20th day of March

19 89, Between

PAUL C. ARMSTRONG

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

PRINCETON PROFESSIONAL PARK, a Florida General Partnership, having as its partners
Sheldon A. Morris, W. A. Gartner and John Lockwood

whose post office address is 1325 San Marco Boulevard, P.O. Box 10697, Jacksonville, FL 32247

of the County of Clay, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of (\$10.00)-----

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:

A portion of the Southeast 1/4 of Section 7, Township 4 South,
Range 26 East, Clay County, Florida, being more particularly
described on Exhibit "A" attached hereto and by this reference made a
part hereof.

Subject to covenants, easements and restrictions of record.

The above described real estate is commercial property, and not the
homestead real estate of Grantor.

Subject to taxes for 1989 and subsequent years.

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 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:

Sheldon A. Morris

Paul C. Armstrong (Seal)

W. A. Gartner (Seal)

John Lockwood (Seal)

Notary Public (Seal)

STATE OF FLORIDA
COUNTY OF CLAY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
PAUL C. ARMSTRONG

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 20th day of March
19 89

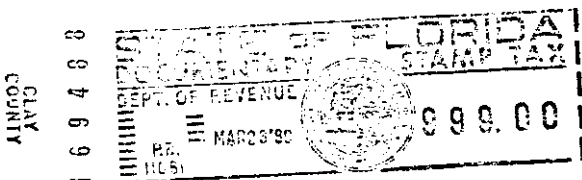
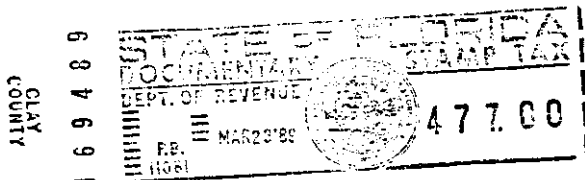
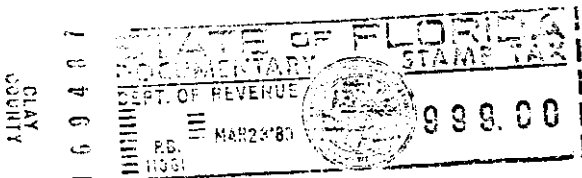
My commission expires: 12-6-92

Notary Public

EXHIBIT A

A portion of the Southeast 1/4 of Section 7, Township 4 South, Range 26 East, Clay County, Florida, being a portion of Lot 17, and a portion of Sabal Street, Section 7, according to map of Orange Park and Ridgewood recorded in Plat Book 1, page 23, of the public records of said County and being more particularly described as follows:

Commence at the intersection of the East line of Section 7, Township 4 South, Range 26 East, with the North line of Kingsley Avenue; thence on last said line, South 87°58'45" West 534.76 feet to the point of beginning; thence on last said line, South 87°58'45" West 130.00 feet; thence North 00°13'45" West 334.71 feet; thence North 87°58'45" East 130.00 feet; thence South 00°13'45" East 334.71 feet to the point of beginning.



FILE NO. 89-06690

OFFICIAL RECORDS NO. 1220

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FILED IN PUBLIC CLAY COUNTY
CORDED GRD. OF
JOHN KEENE
CLERK OF COURTS

