

10.50 Rec.
55.00 Doc.

Property Appraisers Parcel
Identification Number:

RETURN TO:
Paul D. Newell
P.O. Box 1369
Keystone Heights, FL 32656

506K 1316 PAGE 371

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 15th day of March, 1990, between PHILIP E. FRITZ and CHERYL LYNN FRITZ, his wife, hereinafter called the Grantor, to KELLEY D. FERGUSON, W. DEAN FENDER and MICKEY DEAN FERGUSON, whose postoffice address is P.O. Box 702, Middleburg, FL 32068, hereinafter called the Grantee,

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and NO/100 ---Dollars (\$10.00) in hand paid by the Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, grants, bargains and sells to the Grantee, its heirs and assigns forever, the following described land in the County of Clay, State of Florida, to-wit:

Lot 134-B OAK RIDGE FARM

A tract of land situated in the North 1029.25 feet of the Southeast One Quarter (SE 1/4) and in the Northeast One Quarter (NE 1/4) 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; 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, 559.42 feet to an Iron Pipe and the Point of Beginning; thence continue South 51 degrees 43 minutes 31 seconds West, 784.11 feet; thence run South 62 degrees 30 minutes 15 seconds East, 131.21 feet; thence run North 76 degrees 38 minutes 06 seconds East, 611.93 feet to an Iron Pipe; thence run North 13 degrees 21 minutes 54 seconds West, 416.11 feet to an Iron Pipe.

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.

It is the express intention of the Grantor herein, as evidenced by execution of this conveyance; and of the Grantee, as evidenced by its acceptance and recording of same, that the fee title in and to the above described property shall not merge with the title in and to 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., of the public records of Clay County, Florida. It is the express intention of the parties that said mortgage shall not be satisfied by this conveyance, and further that said mortgage, and the lien thereof, shall remain in full force and effect.

To have and to hold the above described property with appurtenances unto the Grantee, it heirs and assigns, as such, forever.

Grantor especially warrants the title to the above described lands and will defend them against the lawful claims of any person whomsoever, claiming by, through or under the Grantor.

CLAY
COUNTY

528181



IN WITNESS WHEREOF, the Grantors have set their hands and seals,
the day and year first above written.

Signed, sealed and delivered
in the presence of:

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Barbara L. Hall

Philip E. Fritz
PHILIP E. FRITZ

Willy Scheel

Cheryl Lynn Fritz
CHERYL LYNN FRITZ

STATE OF FLORIDA
COUNTY OF CLAY

Before me personally appeared PHILIP E. FRITZ and CHERYL LYNN FRITZ, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the State aforesaid and the County aforesaid this 15th day of March, 1990.

Barbara L. Hall
Notary Public
State of Florida
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Mar. 15, 1990

THIS INSTRUMENT PREPARED BY
Paul D. Newell, Esq.
P. O. Box 1369
Keystone Heights, FL 32656
(904) 473-4928

FILE NO. 90-09808

OFFICIAL RECORDS NO. 1316

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