

BK 1358PG0141

This instrument prepared by:
Keith Watson
Law Offices of Keith Watson
6825 Lillian Road
Jacksonville, Florida 32211

RECORD AND RETURN TO:
John A. Montana
595 Glasgow Court
Orange Park, Florida 32073

RE PARCEL ID #: 42-04-25-008814-242-41
BUYER'S TIN:

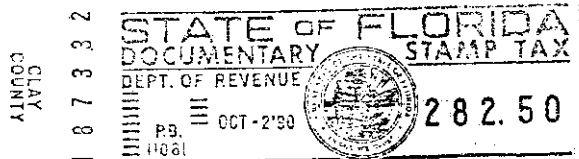
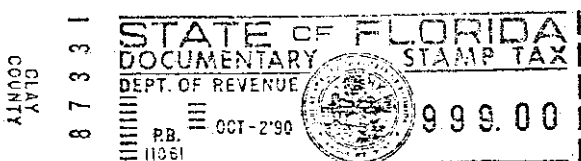
**CORPORATE
WARRANTY DEED**

This Indenture made this twenty-fourth day of September, 1990 by
Sid Higginbotham Builders, Inc.
hereinafter called the Grantor, to
John A. Montana and Jane Ann Montana, his wife
whose post office address is: 595 Glasgow Court, Orange Park, Florida 32073
hereinafter called the Grantee:

(Wherever used herein the term '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 and NO/100 Dollars** and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee 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 reference made a part hereof.



Subject to covenants, restrictions and easements of record and also to taxes accruing subsequent to 1989.

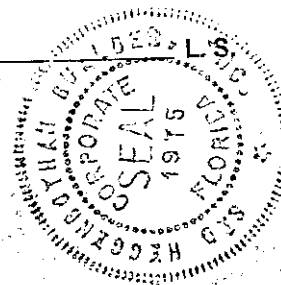
And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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.

Signed, sealed and delivered in our presence:

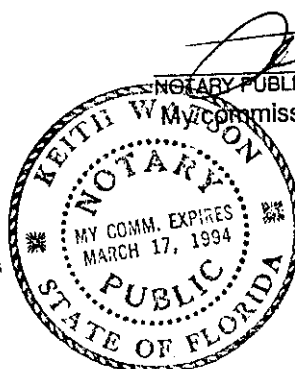
Bryan Lewis Lester
Witness
[Signature]
Witness

Sid Higginbotham Builders, Inc.
Roger A. Higginbotham
by: Roger A. Higginbotham, President
(Corporate Seal)



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this twenty-fourth day of September, 1990 by
Sid Higginbotham, President of Sid Higginbotham Builders, Inc.



NOTARY PUBLIC DULY AUTHORIZED IN JURISDICTION AFORESAID.
My commission expires:

(Notary Seal)

EXHIBIT "A"

LOCH RANE ESTATES, LOT 35

All that part of the following described parcel of land lying adjacent to and within twenty (20') feet of Glasgow Court:

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 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° 02' 53" West, 107.35 feet; thence North 67° 55' 50" West, 230.00 feet; thence South 22° 04' 10" West, 204.65 feet; thence North 67° 55' 50" West, 365.13 feet; thence North 41° 50' 48" West, 355.08 feet; thence North 34° 54' 12" East, 261.72 feet to the POINT OF BEGINNING; thence continue North 34° 54' 12" East, 235.00 feet; thence North 55° 05' 48" 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° 54' 12" West; thence South 34° 54' 12" 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° 11' 55" 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° 13' 38" West; thence South 31° 02' 22" East, 256.64 feet to the POINT OF BEGINNING.

90-25157

FILE NO.

OFFICIAL RECORDS NO. 1358

PAGE 141 OF 142 VERIFIED

OCT 2 2 37 PM '90

FILED AND RECORDED
IN PUBLIC RECORDS OF
CLAY COUNTY FL.
JOHN KEENE
CLERK OF COURTS

