

Warranty Deed

THIS INDENTURE, Made this 19th day of January, A.D. 19 92 BETWEEN J. W. McINARNAY, SR., and MURIEL F. McINARNAY, his wife, Route 1, Box 1790, Melrose, Florida, 32666, of the County of Putnam, State of Florida, parties of the first part, and J. W. McINARNAY, JR., and BRENDA McINARNAY, his wife, and JOHN WILLIAM McINARNAY, III, and JENNA BLAIR McINARNAY, as joint tenants with right of survivorship, Route 1, Box 1790, Melrose, Florida, 32666, of the County of Putnam, State of Florida, parties of the second part, WITNESSETH: That the said parties of the first part, for and in consideration of ~~the sum of~~ love and affection ~~to them~~ ~~in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged,~~ have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, 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 this reference made a part hereof

THIS INSTRUMENT PREPARED BY AND RETURN TO:
FREDERICK R. BROCK, Esquire
GARTNER, BROCK and SIMON
1550 PRUDENTIAL DRIVE, SUITE 203
P. O. BOX 10697
JACKSONVILLE, FLORIDA 32247-0697

And the said parties of the first part do 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Mary E. Usina J. W. McInarnay, Sr. (SEAL)
Name: Mary E. Usina Muriel F. McInarnay (SEAL)
Paul F. Usina Muriel F. McInarnay (SEAL)
Name: Paul F. Usina Muriel F. McInarnay (SEAL)

STATE OF FLORIDA
COUNTY OF PUTNAM

Before me personally appeared J. W. McInarnay, Sr. and Muriel F. McInarnay, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed. WITNESS my hand and official seal this 21 day of JAN 1992, at Grandin County and State aforesaid.

Mary E. Usina
Notary Public in and for the County and State Aforesaid.
My commission expires:

A part of Lot 14, Block 2, Section 16 as shown on map of Ridgewood as recorded in Deed Book "Q", Page 663 of the public records of Clay County, Florida, also being known as a portion of lot 14, Section 16 as shown on map of Ridgewood as recorded in Plat Book 1, Page 23 of said public records of Clay County, Florida and being more particularly described as follows:

Commence at the most Westerly corner of Tract "C" as shown on map of the Meadows Unit Two, as recorded in Plat Book 16, Pages 56, 57 and 58 of said public records of Clay County, Florida; thence North $56^{\circ} 11' 41''$ East and on the Northwesterly boundary of said The Meadows Unit Two, a distance of 145.0 feet to the point of beginning; thence continue North $56^{\circ} 11' 41''$ East and on said Northwesterly boundary of The Meadows Unit Two, a distance of 140.52 feet; thence North $44^{\circ} 56' 55''$ West, a distance of 305.77 feet to a point on the Southeasterly right-of-way line of Blanding Boulevard, (State Road No. 20); thence South $56^{\circ} 11' 41''$ West, and on said Southeasterly right-of-way line 141.61 feet; thence South $45^{\circ} 08' 55''$ East, a distance of 305.98 feet to the point of beginning.

Containing 42,320 Square Feet More or Less.

Subject to a 10.0 foot wide easement to Kingsley Service Company, lying parallel and adjacent to Blanding Boulevard and being subject to a 25 foot wide easement for drainage and utilities lying parallel and adjacent to the Northwesterly boundary of said Tract "C" of The Meadows Unit Two.
Easements recorded in U.R. 642, Pages 290 through 292.

Also subject to a perpetual easement and right-of-way for outfall and drainage ditches and drains, in, upon and through a portion of the above described lands as per State of Florida, right-of-way map, Section 71580-2511. (Parcel No. 809.1-R, Section No. 71070-2511, State Road No. 21, Clay County, Florida, "Lateral ditch Right of Station 138+49.53.")

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