

FOR RECORDER

THIS INSTRUMENT PREPARED BY:  
 Keith Watson  
 Law Offices of Keith Watson  
 6825 Lillian Road  
 Jacksonville, Florida 32211

RECORD AND RETURN TO:  
 Law Offices of Keith Watson  
 6825 Lillian Road  
 Jacksonville, Florida 32211

RE PARCEL ID #: 35-05-24-006699  
 BUYER'S TIN: [REDACTED]

# WARRANTY DEED

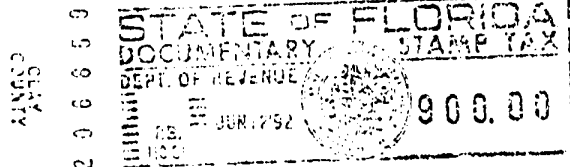
This Warranty Deed made this <sup>21<sup>st</sup></sup> 22nd day of May, 1992 by Monty Murphy and Sharon Murphy, his wife, hereinafter called Grantor, and whose address is 2347 Halpern's Way, Middleburg, Florida 32068 to Watson Realty Corp., a Florida corporation, hereinafter called Grantee and whose address is 11226-1 San Jose Boulevard, Jacksonville, Florida 32223:

(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 Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, seils, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Clay County, Florida, viz:

As more particularly described in Exhibit A, attached hereto.



Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1991.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Pamela S. Hnyla  
 Witness Signature  
 Pamela S. Hnyla

Witness Printed Signature

Bryant S. Carroll, Jr.  
 Witness Signature  
 Bryant S. Carroll, Jr.

Witness Printed Signature

STATE OF FLORIDA  
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this <sup>21<sup>st</sup></sup> 22nd day of May, 1992 by Monty Murphy and Sharon Murphy, his wife who produced Driver's License as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Bryant S. Carroll, Jr.  
 Notary Signature

Bryant S. Carroll, Jr.

Notary Printed Signature

Commission exp: 10-10-93

(Title or Rank)

(Serial No., if any)

# EXHIBIT A

A parcel of land lying in Lot 8, Block 186, Black Creek Park Unit Two, as per map recorded in Plat Book 11 at pages 34 through 49, inclusive, of the public records of Clay County, Florida, and being more particularly described as follows:

Commence at the most Westerly corner of said Lot 8 (also being the common corner for Lots 7 and 8 on the Southeasterly right of way line of State Road No. 21) and run North 43 degrees 30 minutes 25 seconds East, along said Southeasterly line and along the Northwestern line of said Lot 8, a distance of 45.00 feet to the Point of Beginning; thence run South 46 degrees 29 minutes 35 seconds East, along the Northeasterly line of the parcel described in O. R. 1100, page 206 of said public records, 64.25 feet; thence run North 43 degrees 30 minutes 25 seconds East, along the Northwestern line of that certain easement for water distribution and use as described in O. R. 1100, page 206 of said public records, 40.00 feet; thence run South 46 degrees 29 minutes 35 seconds East, along the Northeasterly line of said easement, 5.00 feet; thence run South 43 degrees 30 minutes 25 seconds West, along the Southeasterly line of said easement, 40.00 feet; thence run South 46 degrees 29 minutes 35 seconds East, along the Northeasterly line of aforesaid parcel (O.R. 1100, page 206), a distance of 180.75 feet to the Southeasterly line of said Lot 8; thence run North 43 degrees 30 minutes 25 seconds East, along last said Southeasterly line, 145.00 feet to the Northeasterly line of said Lot 8 (being also the Southwesterly right of way line of Halpern's Way); thence run North 46 degrees 29 minutes 35 seconds West, along last said Northeasterly line, 220.00 feet to the beginning of a curve concave to the South and having a radius of 30 feet; thence run Southwesterly, along the arc of said curve through a central angle of 90 degrees to the end of said curve (chord = South 88 degrees 30 minutes 25 seconds West 42.43 feet); thence run South 43 degrees 30 minutes 25 seconds West along the Southeasterly right of way line of State Road No. 21, a distance of 115.00 feet to the point of beginning.

Together with that certain easement for water distribution and use as described in O. R. 1100, page 206 of said public records.

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