

## THIS INSTRUMENT PREPARED BY:

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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 #: 42-04-23-008814-242-41  
BUYER'S TIN: 291-34-3949

FOR RECORDER

"CORRECTIVE"  
CORPORATE  
WARRANTY DEED

This Indenture made this 11th day of September, 1992 by Sid Higginbotham Builders, Inc., hereinafter called Grantor, and whose address is 8518 103rd Street, Jacksonville, FL 32210 to John A. Montana and Jane Ann Montana, his wife, hereinafter called Grantee, and whose address is 595 Glasgow Court, Orange Park, Florida 32073;

(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, in hand paid by the 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.

THIS CORRECTIVE CORPORATE WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION OF CORPORATE WARRANTY DEED DATED SEPTEMBER 24, 1990, RECORDED IN OFFICIAL RECORDS BOOK 1358, PAGE 0141, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

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(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Raina A. Schage  
Witness Signature

Raina A. Schage  
Witness Printed Signature

Jeff Johnson  
Witness Signature

Jeff Johnson  
Witness Printed Signature

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 11th day of September, 1992, by Roger A. Higginbotham, President of Sid Higginbotham Builders, Inc. who produced drivers license as identification and who did not take an oath.

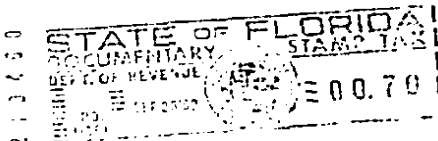
Notary Public, State and County Aforesaid

Raina A. Schage  
Notary Signature

Raina A. Schage  
Notary Printed Signature

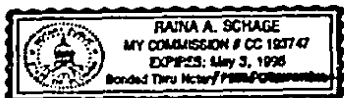
Sid Higginbotham Builders, Inc.

Raina A. Schage  
By: Roger A. Higginbotham, President



(Title or Rank)

(Serial No., if any)



## EXHIBIT 'A'

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 30.00 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 50.00 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.

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OFFICIAL RECORDS NO. 1427  
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SEP 23 4:27 PM '92



CLERK OF THE COUNTY OF CLAY, FLORIDA  
JOHN W. KENNEDY  
CLERK OF COURTS