

Return to (enclose self addressed stamped envelope)

Name

Address

This instrument Prepared by: J. Riebsame

ALL FLORIDA TITLE SERVICES, INC.  
341 E. Forsyth Street  
Jacksonville, Florida 32202  
#1567

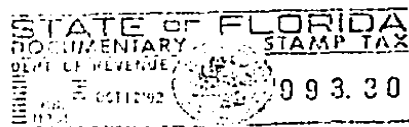
Property Appraisers Parcel Identification (Folio) Number(s):

42-04-25-008814-243-27

Grantee(s) S.S. #s(s):

WARRANTY DEED  
INDIVID. TO INDIVID.

RAMCO FORM 01



SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 7th day of October A.D. 1992 by  
ANDREW FRANKLIN AND DANE ARMSTRONG, UNMARRIED PERSONS  
hereinafter called the grantor, to  
BHARAT D. PATEL AND JYOTSANA B. PATEL, HIS WIFE  
whose post office address is 806 Falkirk Court, Orange Park, Florida 32073

hereinafter called the grantee:

(Wherever used herein the terms "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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Clay County, State of Florida, viz:

LOT 27, BLOCK 1, LOCH RANE, UNIT 5, according to plat thereof recorded in Plat Book 18, pages 48, 49, 50, 51 and 52 of the public records of Clay County, Florida.

**Together,** with all the tenements, hereditaments and appurtenances thereto 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, and hereby 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 the presence of:

Signature John F. Riebsame  
JOHN F. RIEBSAME

Printed Signature Stacey L. Bowden  
Signature

Printed Signature STACEY L. BOWDEN

Signature

Printed Signature

Signature

Printed Signature

Printed Signature

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally ANDREW FRANKLIN AND DANE ARMSTRONG

who did take an oath to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of October, A.D. 1992

IDENTIFIED BY: Florida Drivers License

who did take an oath

Signature Andrew Franklin  
ANDREW FRANKLIN

Printed Signature 9780 Creekfront Rd. #1002  
Post Office Address Box 31. 32256

Signature Dane Armstrong  
DANE ARMSTRONG

Printed Signature 4750 Creekfront Rd. #1002

Post Office Address Box 31. 32256

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

My Commission Expires

MY COMMISSION  
EXPIRES 2-17-94

Recording \$ 6.00  
Document Tax Pd \$ 933.39  
Record Verified: CASHIER, D.C.

0314

PAGE 1430

OR BOOK 9230391

Recorded: 10-13-92 12:21 P.M.

John Keene, Clerk of the Circuit Court - Clay County