

Documentary Tax Pd. \$ 77.00

Certificate # 596000553

John Keene, Clerk of Circuit Court

By Mary D. Gubins**Warranty Deed**Book: **1466**
Page: **0834**
Rec: **08/13/93**
03:14 P.M.
File# **9324918**
John Keene
Clerk Of Courts
Clay County, FLTHIS INDENTURE, Made this 11th day of August, A.D. 19 **93** BETWEEN

CECIL D. SLAUGHTER, a married man,

of the County of Duval, State of Florida, party of the first part, and

H. DANIEL LEWIS, JR. and SONJA M. LEWIS, his wife,

P. O. Drawer 849, Middleburg, Florida 32050-0849,

of the County of Clay, State of Florida, parties of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of

----- Ten and 00/100 ----- Dollars,

to him in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has

their heirs and assigns forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to wit:

RE #25-04-23-000222-002-00

The Easterly 175 feet of the Northerly 1/2 of Lot 54A, WEST BIG BRANCH, Unit 2, according to an unrecorded plat thereof prepared by Louis H. McKee, Registered Surveyor No. 1221, on July 22, 1969, said Lot 54A being a portion of Section 25, Township 4 South, Range 23 East, Clay County, Florida.

ALSO being described as the Easterly 175 feet of the North one-half of the South 620 feet of the West 330 feet of the East 2640.02 feet of Section 25, Township 4 South, Range 23 East, Clay County, Florida, known as a portion of Lot 54A, Unit 2, West Big Branch, as recorded in an unrecorded plat prepared by Louis H. McKee, Registered Surveyor 1221, on July 22, 1969.

SUBJECT TO an easement for ingress and egress for drainage and utilities over the Easterly 20 feet of said real property.

SUBJECT TO taxes accruing subsequent to December 31, 1992, and covenants, easements and restrictions of record.

The above-described real property is not the homestead of the Grantor who resides at 3436 State Road 13, Jacksonville, Florida 32259.

And the said part Y of the first part 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 part y of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Simon D. Rothstein

Simon D. Rothstein

Cecil D. Slaughter

CECIL D. SLAUGHTER

3436 State Road 13

Jacksonville, FL 32259

SS

Louise C. Welch

Louise C. Welch

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF FLORIDA

COUNTY OF DUVAL

ss.

Before me personally appeared Cecil D. Slaughter, a married man,

and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 11 day of August, 1993, at Jacksonville, County and State aforesaid.

Simon D. Rothstein

Notary Public in and for the County and State Aforesaid.

My commission expires Simon D. Rothstein

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires July 4, 1996

Commission No. CC208178

THIS INSTRUMENT WAS PREPARED BY:
SIMON D. ROTHSTEIN, Attorney
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4417 BEACH BOULEVARD
JACKSONVILLE, FLORIDA 32207