



WARRANTY DEED

THIS INDENTURE, Made this 15th day of November, 1993, **BETWEEN**

Robert A. Miles and Elizabeth S. Miles

of the County of Clay, State of Florida, parties of the first part,
to

Larkin Allen Collins, Sr.,
as trustee of the Allen Collins Trust
P.O. Box 1198, Jacksonville, Florida 32201

of the County of Duval, State of Florida, party of the second part;

WITNESSETH: that the said party of the first part, for and in consideration of the sum of TEN and NO/100 Dollars (\$10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, he has granted, bargained and sold to the said party of the second part, his successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

See Exhibit "A" attached hereto for legal description.

SUBJECT TO a certain deep artesian well commonly referred to and described as a 3-2 type well, and located approximately 82 feet from the Northeast corner of parcel 9 of land described herein and the Northwest corner of parcel 9 of land described herein and the Northwest corner of the adjoining parcel of land as shown on current survey as Parcel 8, said well being located either on East side of Parcel 9 and/or on West side of parcel 8.

Whereas said well is the joint property of the Title holder to Parcel 8 and the title holder of Parcel 9, with all rights and privileges and water supply to said well herein described to share jointly by the parties described herein forever.

And the said parties of the first part does hereby 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 has hereunto set his hand and seal the day and year first above written.

Documentary Tax Pd. \$ 255.50
Certificate # 596000553
John Keene, Clerk of Circuit Court

By Mary L. Collins, D.C.

20 07 27 016096 00800

(3)
15.00
PREPARED
BY:
KEN VICKERS
212 WASHINGTON
ST.
JACKSONVILLE,
FLORIDA
32202
Return to -
LARKIN A.
COLLINS
P.O. Box 1198
JACKSONVILLE,
FLA
32201

SIGNED AND SEALED IN OUR PRESENCE:

Don White

Robin A. Collins

Robert A. Miles (SEAL)
Robert A. Miles

Elizabeth S. Miles (SEAL)
Elizabeth S. Miles

STATE OF FLORIDA

COUNTY OF DUVAL

Before me personally appeared Robert A. Miles and Elizabeth S. Miles, 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 15th day of October, 199 , at Jacksonville, County and State aforesaid.

Lynette Moses
Notary Public in and for County
and State aforesaid.

My Commission Expires:



"OFFICIAL SEAL"

Lynette Moses

My Commission Expires 9/15/97
Commission #CC 316249

EXHIBIT A

A parcel of land situated in Government Lot 4, Section 20, Township 7 South, Range 27 East, Clay County, Florida; and being more particularly described as follows:

Commence at the Northwest corner of Said Government Lot 4; thence run on the North line thereof South 89 degrees 49 minutes 30 seconds East 363.72 feet to the Point of Beginning; thence South 00 degrees 10 minutes 30 seconds West 232.53 feet; thence North 77 degrees 26 minutes 48 seconds East 212.50 feet; thence North 00 degrees 10 seconds 30 minutes East 185.70 feet to the North line of Said Government Lot 4; thence on last said line North 89 degrees 49 feet 30 seconds West 207.28 feet to said Point of Beginning, being 0.99 acres, more or less, in area.

Together with a perpetual easement for ingress and egress and utilities described as: Commence at the Northwest corner of Said Government Lot 4; thence South 00 degrees 10 minutes 30 seconds West 271.50 feet to the Point of Beginning; thence North 77 degrees 26 minutes 48 seconds East 419.38 feet; thence south 21 degrees 59 minutes 44 seconds East 299.15 feet; thence South 87 degrees 59 minutes 25 seconds West 53.20 feet; thence North 21 degrees 59 minutes 44 seconds West 238.74 feet; thence South 78 degrees 10 minutes 30 seconds West 573.0 feet to the Easterly line of the Green Cove Springs West Tocoil Road; thence on last said line North 13 degrees 49 minutes 30 seconds West 50.03 feet; thence North 78 degrees 10 minutes 30 seconds East 584.4 feet to said Point of Beginning.