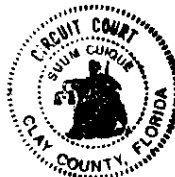


ASSOCIATED LAND TITLE GROUP, INC.
2140 KINGSLEY AVENUE, STE. 15
ORANGE PARK, FLORIDA 32073
PHONE: (904) 276-2661
180-94-4138

Book: 1535
Page: 0865
Rec: 12/30/94
02:32 P.M.
File# 9444406
John Keene
Clerk Of Courts
Clay County, FL



Property Tax I.D. No. 42-04-25-008814-000-00

Grantee's Tax I.D. No. [REDACTED]

WARRANTY DEED

THIS INDENTURE entered into and made effective as of the 23rd day of December, 1994, between **TAYLOR WOODROW COMMUNITIES** (f/k/a Deercreek Joint Venture), a Florida joint venture, whose address is 7800 Deercreek Club Road, Jacksonville, Florida 32256, hereinafter referred to as the "**Grantor**", and **WILLIAM J. FULLER and BARBARA H. SISTRUNK-FULLER**, his wife, whose address is 2824 Country Club Boulevard, Orange Park, Florida, hereinafter "**Grantee**").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's successors and assigns forever, all that certain parcel of land lying and being in the County of Clay, State of Florida, as more particularly described as follows:

Lot 473 of the COUNTRY CLUB OF ORANGE PARK, UNIT TWO according to the plat thereof recorded in Plat Book 26, Pages 39-44, of the current Public Records of Clay County, Florida.

TOGETHER WITH all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record.

SUBJECT TO all liens and encumbrances of record.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does hereby covenant 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 the Grantor does hereby fully warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons whomsoever.

Documentary Tax Pd. \$ 1897.20
Certificate # 596000553
John Keene, Clerk of Circuit Court
By Carmel Prewett

THIS INSTRUMENT PREPARED BY:

MARK E. MILLER
All Florida Title Agency, Inc.
101 E. Kennedy Boulevard
Suite 2000
Tampa, Florida 33602

UPON RECORDING RETURN TO:

HEATHER PERSCHER
Associated Land Title Group, Inc.
2140 Kingsley Avenue, Suite 15
Orange Park, FL 32073

OP0079

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name by those thereunto duly authorized.

WITNESSES:

**TAYLOR WOODROW COMMUNIT-
IES, a Florida joint venture**

By: **MONARCH HOMES OF
FLORIDA, INC.**, a Florida
corporation, a general partner

Karen Manane

Print Name: Karen Marasse

Suman D. Adhikari

Print Name: Susan D. Miller

By: KEITH E. BASS
Its: Authorized Representative

(Corporate Seal)

and

By: **TAYLOR WOODROW HOMES
FLORIDA, INC.**, a Florida
corporation, a general partner

Karen Manome

Print Name: Karen Manasse

Susan D. Miller

Print Name: Sivan D. Miller

By: KEITH E. BASS
Its: Authorized Representative

(Corporate Seal)

STATE OF FLORIDA)
) SS:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 24th day of December 1994, by Keith E. Bass as an authorized representative of both Monarch Homes of Florida, Inc., a Florida corporation, and Taylor Woodrow Homes Florida, Inc., a Florida corporation, as the general partners of Taylor Woodrow Communities, a Florida joint venture, on behalf of said corporations and joint venture. He is personally known to me and did not take an oath.

(Notarial Seal)

Kimberly W. Donaldson

NOTARY PUBLIC

Print Name:

State of Florida at large

Commission No.:

My Commission Expires:



KIMBERLY W. DONALDSON
MY COMMISSION # CC275078 EXPIRES
April 7, 1997
BONDED THRU TROY FAIR INSURANCE, INC.