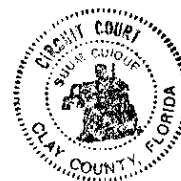


(4)
21.50
6 NAMES
84.00

100 241
100 241
Ret: Paul Newell ✓

PROPERTY APPRAISERS PARCEL
IDENTIFICATION NUMBER:
31-07-24-006924-001-12



Book: 1545
Page: 1933
Rec: 04/04/95
10:30 A.M.
File# 9509649
John Keene
Clerk Of Courts
Clay County, FL
FEE: \$21.50
DOC: \$84.00

WARRANTY DEED

THIS INDENTURE, is made this 20th day of March, ~~1994~~ 1995, BETWEEN

KELLEY D. FERGUSON, MICKEY DEAN FERGUSON, W. DEAN FENDER and CARROLL V. MCKINNEY,
TRUSTEE

whose post office address is O.O. Box 702, Middleburg, County of Clay, State of
Florida, grantor*, and

SCOTT R. GRACE and LINDA F. GRACE, his wife,

whose post office address is 6479 Golden Oak Lane, Keystone Heights, Florida
32656, grantee*, whose social security numbers are _____
and _____

WITNESSETH, That said grantor, for and in consideration of the sum of Ten--
----- and No/100 Dollars, and other good and valuable considerations
to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's
heirs and assigns forever, the following described land, situate, lying and being
in Clay County, Florida, to-wit:

LOT 134-B OAK RIDGE FARM

A tract of land situated in the North 1029.25 feet of the Southeast One
Quarter (SE 1/4) and in the Northeast One Quarter (NE 1/4) of Section 31,
Township 7 South, Range 24 East, Clay County, Florida, said tract being more
particularly described on attached Exhibit "A" and by this reference made a part
hereof.

SUBJECT TO taxes for the year 1994 and subsequent years; and any easements,
restrictions and reservations of record.

THE ABOVE DESCRIBED PARCEL IS NOT THE HOMESTEAD OF THE GRANTORS HEREIN.

and said grantor does hereby fully warrant the title to said land, and will
defend the same against the lawful claims of all persons whomsoever.

**Grantor" and "Grantee" are used for singular or plural, as the context
requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Barbara L. Morris
Barbara L. Morris
Amy D. Knabb
Amy D. Knabb

Kelley D. Ferguson
Kelley D. Ferguson

Barbara L. Morris
Barbara L. Morris
Amy D. Knabb
Amy D. Knabb

Mickey Dean Ferguson
Mickey Dean Ferguson

Vernie L. Holcomb
Vernie L. Holcomb
Alice E. McIntosh
Alice E. McIntosh

W. Dean Fender
W. Dean Fender

Vernie L. Holcomb
Vernie L. Holcomb
Alice E. McIntosh
Alice E. McIntosh

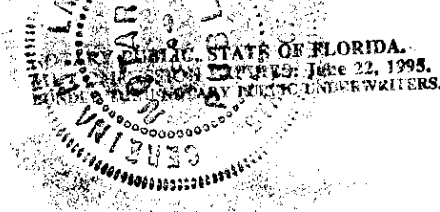
Carroll V. McKinney, Trustee
Carroll V. McKinney, Trustee

STATE OF FLORIDA,
COUNTY OF CLAY

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared KELLEY D. FERGUSON and MICKEY DEAN FERGUSON, who is personally known to me or who produced their drivers license as identification and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of March, A.D., 1995

Cereina M. Lancaster
Notary Public, State of Florida
Cereina M. Lancaster



In the STATE OF OHIO,
COUNTY OF HIGHLAND SS:

BEFORE ME, a Notary Public in and for said county and state, personally appeared the above named W. DEAN FENDER and CARROLL V. McKINNEY, TRUSTEE the individuals who executed the foregoing instrument and acknowledged that they did examine and read the same and did sign the foregoing instrument, and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10 day of November, 1994.



Vernie L. Holcomb

Vernie L. Holcomb, Notary Public
State of Ohio
My Commission Expires: 9-22-98

THIS INSTRUMENT PREPARED BY: Carroll V. McKinney, Attorney at Law
131 E. Beech Street, Hillsboro, Ohio

EXHIBIT "A"

A tract of land situated in the North 1029.25 feet of the Southeast One Quarter (Se 1/4) and in the Northeast One Quarter (NE 1/4) of Section 31, Township 7 South, Range 24 East, Clay County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of said Section 31 and run North $00^{\circ}13'31''$ East, along the East line of said Section 31 a distance of 1630.23 feet to an Iron Pipe at the Southeast corner of the North 1029.25 feet of said Southeast 1/4; thence continue along said East line, 630.00 feet to an Iron Pipe; thence continue North $00^{\circ}13'31''$ East, along said East line 399.35 feet to an Iron Pipe at the Northeast corner of said North 1029.25 feet; thence continue North $00^{\circ}13'31''$ East, along said East line, 317.45 feet to an Iron Pipe; thence run South $51^{\circ}43'31''$ West, 559.42 feet to an Iron Pipe and the Point of Beginning; thence continue South $51^{\circ}43'31''$ West, 784.11 feet; thence run South $62^{\circ}30'15''$ East, 131.21 feet; thence run North $76^{\circ}38'006''$ East, 611.93 feet to an Iron Pipe; thence run North $13^{\circ}21'54''$ West 416.11 feet to an Iron Pipe.

TOGETHER WITH AND SUBJECT TO that certain easement granted and reserved in instrument recorded in O.R. Book 694, page 158 et seq., of the public records of Clay County, Florida.