

This Warranty Deed

Made this 2nd day of June A.D. 19 97
by

JOHN R. DUNLAP AND MELODY H. DUNLAP, HIS
WIFE

hereinafter called the grantor, to

THOMAS ROMANO AND PATTY E. ROMANO, HIS WIFE

whose post office address is: 2650 CARDIGAN COURT
ORANGE PARK, FLORIDA
32065

hereinafter called the grantee:

(Whenever used herein the term "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, Florida, viz:

**See Schedule A attached hereto and by this reference made a part
hereof.**

Parcel Identification Number: 24-04-25-020404-112-00

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; that the grantor hereby fully 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, 19 96

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in our presence:

Beverly Ties
Name:

Beverly Ties
Name:

Betty Elmore
Name:

Betty Elmore
Name:

John R. Dunlap
Name & Address: JOHN R. DUNLAP LS

Melody H. Dunlap
Name & Address: MELODY H. DUNLAP LS

Name & Address: LS

Name & Address: LS

State of
County of

The foregoing instrument was acknowledged before me this day of , 19 97 ,
by

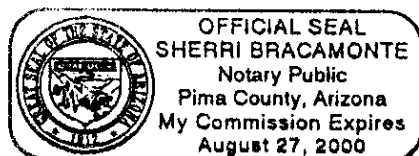
JOHN R. DUNLAP AND MELODY H. DUNLAP, HIS WIFE

who is personally known to me or who has produced
and who take an oath.

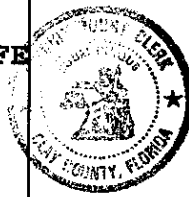
Dr. L. C. ... as identification

PREPARED BY: JOHN B. MOSS
HEAD SMITH METCALF ET AL
P. O. BOX 855
ORANGE PARK, FLORIDA 32067
File No: ROMANO/DUNLAP

Sherri Bracamonte
Print Name: SHERRI BRACAMONTE
Notary Public
My Commission Expires: AUGUST 27, 2000



Book: 1663
Page: 1887
Rec: 06/27/97
08:29 A.M.
File# 9724652
John Keene
Clerk Of Courts
Clay County, FL
FEE: \$10.50
DOC: \$921.20



RETURN TO:

Head, Smith, Metcalf, Aguilar,
Moss, Sieron & Perritt, P.A.

Post Office Box 855

Orange Park, Florida 32067-0855

EXHIBIT "A"

Lot 30, Block 4, THE MEADOWS, according to plat thereof as recorded in Plat Book 15, pages 64, 65 and 66 of the public records of Clay County, Florida.

Subject to a mortgage to CHASE MANHATTAN MORTGAGE CORPORATION, dated June 2, 1995, and recorded in Official Records Book 1553, page 2013 of the public records of Clay County, Florida, in the sum of \$88,477.00, which sum Thomas Romano and Patricia E. Romano, his wife expressly assume and agree to pay; and also hereby assume and agree to pay all the obligations of John Robert Dunlap under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto. Said mortgage having a current principal balance of \$87,188.21.

NOTE: No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above named scrivener as to the marketability or condition of the title to or the boundaries of the property described herein.