

3

Book: 1665
Page: 1873
Rec: 07/09/97
03:48 P.M.
File# 9726463
John Keene
Clerk Of Courts
Clay County, FL
FEE: \$15.00
DOC: \$1435.00



Return to Grantee

Return to: (enclose self addressed stamped envelope)

Name:

Address:

This instrument prepared by :

Safetrans

Address:

10125 Crosstown Circle #380
Eden Prairie, Minnesota 55344
26499
Carol Schultz

Grantee Name and S.S. #:

Grantee Name and S.S. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal

representatives, successors

and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 3rd day of July A.D. 19 97

Between John A. Montana and Jane Ann Montana, husband and wife

of the County of Clay in the State of Florida

grantor*, and JAMES R. BECK and SHERYL L. BECK, his wife, whose mailing address is 595 Glasgow Court, Orange Park, FL 32073

of the County of Clay grantee*,

in the State of Florida

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in the County of Clay, State of Florida, to wit:

See attached Exhibit A

Subject to restrictions, reservations, covenants and easements of record; taxes subsequent to December 31, 1996 and all applicable zoning ordinances.

Property Appraiser's Parcel Identification Number: 42-04-25-008814-242-41

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, 1996.

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

In Witness Whereof, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness 1 Printed Name: Samuel C. Dawson
Witness 2 Printed Name: Douglas S. Harden

John A. Montana
Jane Ann Montana
Address of Grantor:
c/o American Escrow & Closing Company
2400 East Oakton
Arlington Heights, IL 60005

State of Florida

County of Duval }

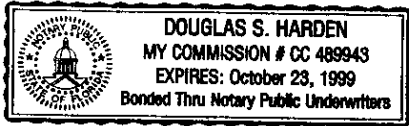
The foregoing instrument was acknowledged before me this 30th day of October, 1995, by John A. Montana and Jane Ann Montana, husband and wife, who is personally known to me or who has produced Florida drivers licenses as identification and who did (did not) take an oath.

Douglas S. Harden
Signature

Title

Douglas S. Harden
Printed Name

Serial #, if Any



LOCH RANE ESTATES, LOT 35

ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING ADJACENT TO AND WITHIN 20 FEET OF GLASGOW COURT:

A PARCEL OF LAND SITUATED IN SECTION 42, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 8, LOCH RANE, UNIT 4, ACCORDING TO PLAT BOOK 17, PAGES 24, 25 AND 26, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH $77^{\circ} 02' 53''$ WEST, 107.35 FEET; THENCE NORTH $67^{\circ} 55' 50''$ WEST, 230.00 FEET; THENCE SOUTH $22^{\circ} 04' 10''$ WEST, 204.65 FEET; THENCE NORTH $67^{\circ} 55' 50''$ WEST, 365.13 FEET; THENCE NORTH $41^{\circ} 50' 48''$ WEST, 355.08 FEET; THENCE NORTH $34^{\circ} 54' 12''$ EAST, 261.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $34^{\circ} 54' 12''$ EAST, 235.00 FEET; THENCE NORTH $55^{\circ} 05' 48''$ WEST, 220.00 FEET; THENCE ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.0 FEET, RUN A CHORD DISTANCE OF 42.43 FEET, THE BEARING OF SAID CHORD BEING SOUTH $79^{\circ} 54' 12''$ WEST; THENCE SOUTH $34^{\circ} 54' 12''$ WEST, 27.09 FEET; THENCE ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.0 FEET, RUN A CHORD DISTANCE OF 21.21 FEET, THE BEARING OF SAID CHORD BEING SOUTH $14^{\circ} 11' 55''$ WEST; THENCE ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 50.0 FEET, RUN A CHORD DISTANCE OF 54.07 FEET, THE BEARING OF SAID CHORD BEING SOUTH $26^{\circ} 13' 38''$ WEST; THENCE SOUTH $31^{\circ} 02' 22''$ EAST, 256.64 FEET TO THE POINT OF BEGINNING.