

Prepared by/Return to:

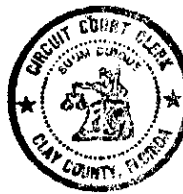
DAVID & MORROW, P.A.  
1301 Riverplace Boulevard, Suite 2600  
Jacksonville, Florida 32207  
(904) 399-5626

THIS INSTRUMENT PREPARED WITHOUT BENEFIT  
OF TITLE INSURANCE, AND DAVID & MORROW,  
P.A. HOLDS NO RESPONSIBILITY FOR ANY  
CLAIMS FILED AGAINST SAID PROPERTY, EITHER  
PAST, PRESENT, OR FUTURE.

Grantee's S.S. # 590-03-8660

Parcel I.D. # \_\_\_\_\_

Book: 1681  
Page: 1745  
Rec: 10/10/97  
03:38 P.M.  
File# 9739982  
John Keene  
Clerk Of Courts  
Clay County, FL  
FEE: \$6.00  
DOC: \$63.00



QUIT-CLAIM DEED

Made this 7th day of August, A.D., 1997, BETWEEN

TERRI LYNN TROYER, party of the first part, and

RODNEY E. McDOWELL, whose post office address is 933 Harrison Avenue, Orange Park, Florida 32073, of the County of Clay, 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

OTHER VALUABLE CONSIDERATIONS AND TEN & NO/100-(\$10.00)-DOLLARS-

in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and his heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

933 Harrison Avenue, Orange Park, Florida 32065  
Part of Gov't lot 1, Sec. 27, T/S 4S, Rng. 25 E. Clay County, Florida. More particularly described as follows:

Beginning 1,325.6 feet, N 89' 29' E. along the North line of Gov't lot 1, Sec. 27, Township 4S, Rng. 25 E., Clay County, Florida, From the Northeast corner thereof: thence S. 89' 29' W. 347.78 ft. to a point in the Southeasterly right of way line of Harrison Ave. (A 50 Ft. Right of way): Thence S. 33' 57' 45" E. 219.10 Ft.: Thence N. 89' 29' E. 225.71 Ft. to a point in East line of Grantors lands: Thence N. 0' 07' W. 182.82 Ft. to a point of beginning. Contains 1.20 acres more or less.

Together with a 20.0 Ft. permanent easement for ingress and egress across Grantors remaining lands, more particularly described as follows: Beginning 977.82 Ft. N. 89' 29' E. along North line of Government lot 1, Section 27, Township 4 South, Range 25 East, from the northwest corner thence S. 33' 57' 45" E. 219.10 Ft.: Thence S. 56' 02' 15" W 20.0 Ft: Thence N 33' 57' 45" W. approximately 220.0 Ft. to the Southeasterly line of Harrison Ave. (A 50 Ft. right of way): Thence Northeasterly along said Harrison Avenue to the point of beginning.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise pertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs, successors and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Dianne Hodge  
Witness Signature

Dianne Hodge  
Witness Printed Signature

W. L. Smith  
Witness Signature

W. L. Smith  
Witness Printed Signature  
STATE OF FLORIDA )  
COUNTY OF DUVAL )

TERRI LYNN TROYER  
4497 Santa Clara Ave  
Middleburg, Florida 32068  
Phone: (904) 282-5828

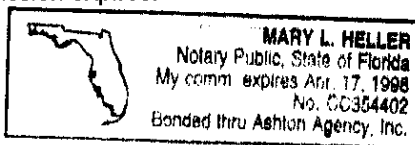
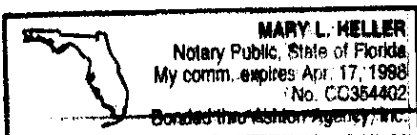
Before me personally appeared TERRI LYNN TROYER, who produced a Driver's license as identification, who executed the foregoing instrument, and who did not take an oath, and acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 7 day of August, A.D., 1997, at Duval County and State aforesaid.

NOTARY PUBLIC, State of Florida at Large.

Mary L. Heller

Print Notary Signature  
My Commission expires:



(SEAL)