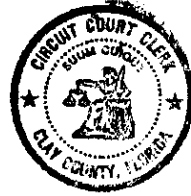


O. P. BRAN **This Warranty Deed**

Book: **1681**  
Page: **1746**  
Rec: **10/10/97**  
03:38 P.M.  
File# **9739983**  
John Keene  
Clerk Of Courts  
Clay County, FL  
FEE: **\$10.50**  
DOC: **\$126.00**



Made this **25th** day of **September** A.D. 19 **97**  
by **DIANA FERSLEW, UNMARRIED**

hereinafter called the grantor, to  
✓ **RODNEY E. MCDOWELL and STACI LYNN**  
**MCDOWELL, husband and wife**

whose post office address is:  
✓ **833 HARRISON AVENUE**  
**ORANGE PARK, Florida 32065**  
Grantees' Tax Id # :

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 LEGAL DESCRIPTION ATTACHED HERETO.**

**SUBJECT TO covenants, restrictions, easements of records and taxes**  
**for the current year.**

**Parcel Identification Number: 327-04-25-008012-000-00**

**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:*

Name:

*Don A. Romanello*  
*Lisa Poutre*  
**LISA POUTRE**

Name:

Name:

Name & Address:

*Diana Ferslew*  
**DIANA FERSLEW**

Name & Address:

Name & Address:

Name & Address:

State of **Florida**  
County of **Duval**

The foregoing instrument was acknowledged before me this **25th** day of **September**, 19 **97**,  
by  
**DIANA FERSLEW, UNMARRIED**

who is personally known to me or who has produced **DRIVERS LICENSE** as identification.

Notary Public

Print Name:

My Commission Expires:

**PREPARED BY: DON A. ROMANELLO**  
**RECORD & RETURN TO:**  
**Sunshine Title Corp**  
**4455 Old Salisbury Road**  
**Jacksonville, Florida 32216**  
**File No: 97-67373**

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.