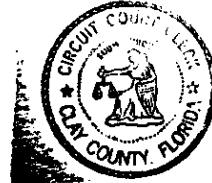


Book: 1747  
Page: 1755  
Rec: 10/02/98  
10:50 A.M.  
File# 9843065  
Talmadge L Bennett  
Clerk Of Courts  
Clay County, FL  
FEE: \$11.50  
DOC: \$934.50



10.50  
THIS INSTRUMENT PREPARED BY:  
Tom Fountain  
American Standard Title Insurance Corp.  
900 University Blvd. North, Suite 109  
Jacksonville, Florida 32211

RECORD AND RETURN TO:  
American Standard Title Insurance Corp.  
900 University Blvd. North, Suite 109  
Jacksonville, Florida 32211

RE PARCEL ID #: 42-04-25-008814-243-94  
BUYER'S TIN:

## WARRANTY DEED

THIS WARRANTY DEED made this 8th day of September, 1998 by LARRY LYNN TRENT AND MARTHA JOY TRENT, F/K/A MARTHA J. ADERHOLD, his wife, hereinafter called Grantor, and whose address is 2099 Park Street, Jacksonville, Fl. 32204 to Richard L. Ferrier and Barbara B. Ferrier, his wife, hereinafter called Grantee and whose address is 778 CAMERON DR, Orange Park, Florida 32073.

(Wherever 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 Ten and NO/100 Dollars 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, lying and being in Clay County, Florida, viz:

Lot 26, LOCH RANE, UNIT 6, according to plat thereof recorded in Plat Book 18, pages 54, 55 and 56 of the public records of Clay County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 1997.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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.

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:

[Signature]  
Witness Signature

V. Thomas Fountain  
Witness Printed Signature

Mark A. Edge  
Witness Signature

MARK A. EDGE  
Witness Printed Signature

Larry Lynn Trent  
LARRY LYNN TRENT

Martha Joy Trent  
MARTHA JOY TRENT, F/K/A  
MARTHA J. ADERHOLD

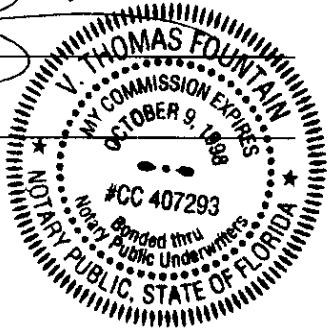
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of September, 1998 by **LARRY LYNN TRENT AND MARTHA JOY TRENT, F/K/A MARTHA J. ADERHOLD, hiswife**. He/She is personally known to me or has produced drivers license as identification.

Notary Public, State and County Aforesaid

[Signature]  
Notary Signature

Notary Printed Signature



\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
(Serial No., if any)