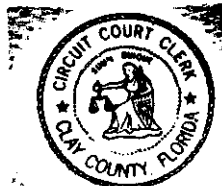


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File# 9932905
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$10.50
DOC: \$87.50

Prepared by:
Dale S. Wilson, Attorney at Law
P. O. Box 1808
Green Cove Springs, FL 32043

Parcel ID #16-05-24-005954-619-00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 28th day of June, 1999, by JOHN J. SNYDER, AS BISHOP OF THE DIOCESE OF ST. AUGUSTINE, hereinafter called the "Grantor" to KARL HELLENTAL AND GRACE HELLENTAL, HUSBAND AND WIFE, whose address is: 4770 Acacia St., Middleburg, FL 32068 hereinafter called the "Grantee". (Whenever used herein the terms "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 \$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 ON EXHIBIT "A".

SUBJECT TO: Covenants, Easements, Restrictions and Reservations of record, if any.

SUBJECT TO: Taxes assessed subsequent to December 31, 1998.

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, except as set forth herein, at the time of the delivery of this deed the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title of the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

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:

(1) LEITH R. BRENNAN
Printed Name:

(2) JUDY T. PINSON
Printed Name:

John J. Snyder
JOHN J. SNYDER as Bishop of the
Diocese of St. Augustine

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 28th day of June, 1999, by JOHN J. SNYDER, as Bishop of the Diocese of St. Augustine who is personally known to me or has produced _____ as identification.

Judy T. Pinson
NOTARY PUBLIC
Printed name: JUDY T. PINSON
Commission Expires: March 16, 2002

NOTARY PUBLIC
JUDY T. PINSON
COMMISSION # CC 712242
EXPIRES MAR 16, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

EXHIBIT "A"

Lot 61, Block 78, JACKSONVILLE SOUTH UNIT TWO, according to the plat thereof as recorded in Plat Book 11, pages 1 through 13, inclusive, of the public records of Clay County, Florida.