

This Warranty Deed

Made this 2nd day of September A.D. 19 99
by **MAGNOLIA POINT GOLF AND COUNTRY CLUB, LTD.**
A Florida Limited Partnership

hereinafter called the grantor, to
C. RICHARD DOBSON BUILDERS, INC.,
A Virginia Corporation

whose post office address is: **739 THIMBLE SHOALS BLVD.,**
Suite 105, NEWPORT NEWS, VIRGINIA 23606
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:

Lot 96, MAGNOLIA POINT PHASE I, according to plat thereof recorded in Plat Book 20, Pages 22 through 34 of the public records of Clay County, Florida.

Parcel Identification Number: 04-06-26-015231-002-96

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 98

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: **MAGNOLIA POINT GOLF AND COUNTRY CLUB, LTD.**
A Florida Limited Partnership

Name: William A. Hamilton
W A Hamilton

By: **MAGNOLIA POINT GOLF AND COUNTRY CLUB** **LS**

Name & Address: **INC., A Florida Corporation**
its General Partner

Name: Amy M. Horne
Amy M. Horne

By: **Bert V. Royal** **LS**

Name & Address: **BERT V. ROYAL, Vice-President**

Name: _____

Name & Address: _____ **LS**

3616 Magnolia Point Blvd.,
Green Cove Springs, Florida 32043

Name: _____

Name & Address: _____ **LS**

State of **FLORIDA**
County of **CLAY**

The foregoing instrument was acknowledged before me this **2nd** day of **September**, 19 **99**,
by **MAGNOLIA POINT GOLF AND COUNTRY CLUB, LTD.**, a Florida Limited Partnership, by and
through its General Partner, **MAGNOLIA POINT GOLF AND COUNTRY CLUB, INC.**, A Florida
Corporation, by **BERT V. ROYAL**, its Vice-President, who signed on behalf of the
Corporation, in its capacity as General Partner of the Limited Partnership

who is personally known to me or who has produced _____ as identification

Print Name: William A. Hamilton, III
Notary Public
My Commission Expires: _____

PREPARED BY: WILLIAM A. HAMILTON, III
RECORD & RETURN TO:
LAW OFFICE OF WILLIAM A. HAMILTON, III
4729 Highway 17, Suite 203
Orange Park, Florida 32073
File No: 99-E476



William A. Hamilton, III
MY COMMISSION # CC671424 EXPIRES
December 13, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

Book: **1818**
Page: **1353**
Rec: **09/10/99**
03:31 PM
File# **9942746**
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: **\$6.00**
DOC: **\$308.00**



rec.
\$6.00
Stamps
\$308.00