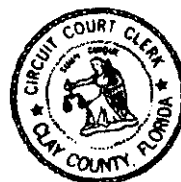


See  
fee 6.00

Book: 1822  
Page: 1877  
Rec: 10/06/99  
11:44 AM  
File# 9946205  
James B. Jett  
Clerk Of Courts  
Clay County, FL  
FEE: \$6.00  
DOC: \$779.80

PREPARED BY:  
Alan B. Almand, P.A.  
One San Jose Place, Ste. 27  
Jacksonville, Fl. 32257

RETURN TO:  
GRANTEE



**WARRANTY DEED**

✓ **THIS WARRANTY DEED** made this 29th day of September, 1999 by **LAUREL GROVE, LTD.**, a Florida limited partnership, whose post office address is 2955 Hartley Road, Suite 106A, Jacksonville, Florida 32257, hereinafter called Grantor to **SHAWN D. ROMAN AND LISA M. ROMAN, HUSBAND AND WIFE**, whose address is 1456 LOBLOLLY COURT, ORANGE PARK, FL 32073, hereinafter called 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in CLAY County, Florida described as follows:

**LOT 184, LAUREL GROVE PLANTATION AT ORANGE PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 45 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.**

**RE #: 08-04-26-019911-003-84**

**SUBJECT TO** covenants, restrictions, easements of record.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

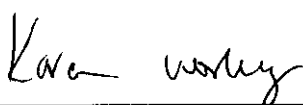
**TO HAVE AND TO HOLD** the same in fee simple forever.


**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, 1998.

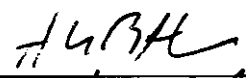
**IN WITNESS WHEREOF**, the said Grantor have set their hands and seals the day and year first above written.

**Signed, sealed and delivered  
in our presence:**

**LAUREL GROVE, LTD.,  
A Florida Limited Partnership**


  
Print Name: Karen Worley

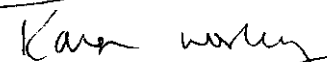

By:   
Gregory E. Matovina,  
Managing General Partner

  
Print Name: Alan B. Almand

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of SEPTEMBER, 1999, by **Gregory E. Matovina**, as managing general partner of **Laurel Grove, Ltd.**, a Florida limited partnership. He is personally known to me.

 Karen Worley  
My Commission CC807994  
Expires February 9, 2003

  
Notary Public, State of Florida  
My Commission Expires: Karen Worley  
 My Commission CC807994  
Expires February 9, 2003