



THIS INSTRUMENT PREPARED BY:  
Sandie Jackson  
Realty Title Services of Northeast Florida, Inc.  
2500 Blanding Blvd., Suite 100  
Middleburg, Florida 32068

RECORD AND RETURN TO:  
Wayne C. Boston  
4304 Hall and Boree Road  
Middleburg, Florida 32068

RE PARCEL ID #: 04-08-24-006919-675-00  
BUYER'S TIN: \_\_\_\_\_

## WARRANTY DEED

THIS WARRANTY DEED made this 10th day of April, 2001 by Victor D. Soulis, hereinafter called Grantor, and whose address is 711 Valley Forge Road, Jacksonville, FL 32208 to Wayne C. Boston, hereinafter called Grantee and whose address is 4304 Hall and Boree Road, Middleburg, Florida 32068.

(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:

See Exhibit "A" attached hereto and by this reference made a part hereof.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2000.

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:

Witness Signature

Witness Printed Signature

Witness Signature

Witness Printed Signature

Victor D. Soulis

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 10th day of April, 2001 by Victor D. Soulis. He/She is personally known to me or has produced identification. Victor D. Soulis as

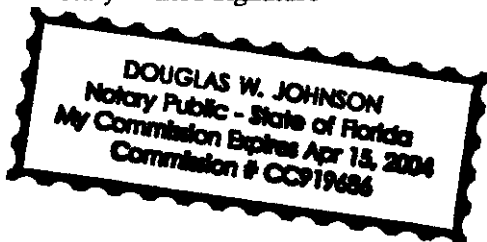
Notary Public, State and County Aforesaid

Notary Signature

Notary Printed Signature

(Title or Rank)

(Serial No., if any)



FILE: 1570

EXHIBIT "A"

Lot 16, ALAN LAKE ESTATES, Being more particularly described as follows:

A parcel of land situated in Sections 4 and 9 of Township 8 South, Range 24 East, Clay County, Florida; said parcel being Lot 16 of Alan Lake Estates, an unrecorded map of lands as surveyed by Joseph G. Knapp, Registered Land Surveyor dated January 18, 1980 and being more particularly described as follows:

Commence at the Southeast corner of Section 9, Township 8 South, Range 24 East, and run North 00° 03' 34" East, along the East line of Section 9, a distance of 1962.86 feet to the Southeasterly Right of Way line of "M" Lake Road; thence run North 77° 09' 35" East, along said Southeasterly right of way line 408.37 feet to an iron pipe and the Southwest corner of Lot 834 of Oak Forest Extension, an unrecorded subdivision; thence run along the West Boundary of said Oak Forest Extension with the following courses and distances: North 06° 28' 50" West, 420.00 feet; North 39° 47' 36" East, 496.95 feet; North 50° 12' 24" West, 1887.65 feet to an iron pipe; thence leave said Westerly boundary and run South 52° 52' 25" West, 552.79 feet to an iron pipe; thence run North 50° 02' 10" West 852.72 feet to an iron pipe; thence run North 71° 35' 38" West, 657.62 feet; thence run North 15° 01' 01" West, 645.00 feet to an iron pipe and the Point of Beginning; thence continue North 15° 01' 01" West, 225.88 feet to an iron pipe; thence run South 86° 49' 08" East 306.95 feet to the center-line of Alan Lake Road; thence run Southerly along said center-line with a curve concave Easterly, said curve having a central angle of 32° 56' 27", a radius of 130.00 feet and a chord bearing and distance of South 00° 33' 09" East, 73.72 feet; thence run South 17° 01' 23" East, along said center-line 45.74 feet; thence run South 72° 17' 26" East, 275.09 feet to the Point of Beginning.

SUBJECT to an easement for Utilities and general road purposes across a 30 foot strip of land lying adjacent to and parallel to the above described center-line of Alan Lake Road.

SUBJECT to minerals reservation as recorded in Deed Book 72, page 215 of the Public Records of Clay County, Florida.

SUBJECT to a homeowners association which has been formed, which agrees to maintain roads and drainage facilities for an annual assessment fee which buyer agrees to pay.

TOGETHER WITH THAT CERTAIN 1984 CSER MOBILE HOME BEARING IDENTIFICATION NUMBER GDWGA518323004.