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James B. Jett  
Clerk Of Courts  
Clay County, FL  
FEE: \$10.50  
DOC: \$490.00



Prepared by:  
Jackie Thomas, an employee of  
First American Title Insurance Company,  
1543 Kingsley Ave., Building 5  
Orange Park, Florida 32073  
(904) 264-2681  
File Number: 206502

✓ RETURN TO GRANTEE

## Warranty Deed

Made this October 16, 2001 A.D. By **ERNEST E. ROSS, and LANA J. ROSS, husband and wife,** whose address is: \_\_\_\_\_ hereinafter called the grantor, to **ROGER P. LESTER, a married man,** whose post office address is: 4799 WHEAT COURT, MIDDLEBURG, Florida 32068-5452, 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 Ten Dollars, (\$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 13, Block 95, JACKSONVILLE SOUTH UNIT TWO, according to the plat thereof as recorded in Plat Book 11, Pages 1 through 13, of the public records of Clay County, Florida. TOGETHER WITH A 1990 MOBILE HOME, IDENTIFICATION NUMBER 10L21689X & U WHICH ARE PERMANENTLY AFFIXED TO THE AFORESAID REAL PROPERTY AND INCORPORATED THEREIN.**  
Parcel ID Number: 16-05-24-005954-944-00

**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, 2001.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Cindy Holland  
Witness  
Cindy Holland

Witness Name Printed

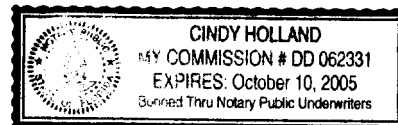
Ernest E. Ross  
ERNEST E. ROSS  
Address: Long Run  
Address:

Gary R Wade  
Witness  
Gary R Wade  
Witness Name Printed

State of Florida  
County of CLAY

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this October 03, 2001, by ERNEST E. ROSS, an unmarried man who is/are personally known to me or has/have produced  
VALID DRIVERS LICENSE as identification

Cindy Holland  
NOTARY PUBLIC  
Cindy Holland



Printed Name of Notary

My Commission Expires: \_\_\_\_\_