

✓ PREPARED BY & RETURN TO:

BARRY J. FULLER, Esq.  
FULLER & ASSOCIATES  
2301 PARK AVENUE, SUITE 404  
ORANGE PARK, FLORIDA 32073



Book: 2072  
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10:14 AM  
File# 200241253  
James B. Jett  
Clerk Of Courts  
Clay County, FL  
FEE: \$15.00  
DOC: \$2380.00

## STATUTORY WARRANTY DEED

THIS INDENTURE is made this 28th day of June, 2002 by

**ROBERT DUNN**, a single man, hereinafter called **GRANTOR**, whose post office address is 254 Dolphin Circle, Middleburg, Florida 32068, to

**ANTHONY MITCHELL**, a single man, an undivided ½ interest and **MILLER MITCHELL, JR.**, a married man, an undivided ½ interest, as tenants in common, hereinafter called **GRANTEE**, whose post office address is 621 Park Avenue, Orange Park, Florida 32073. (Wherever 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).

220196  
WITNESSETH, the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, quit claim, convey and confirm unto the said Grantee, and Grantee's heirs, successors and assigns forever all right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in CLAY County, Florida, to-wit:

③ SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART THEREOF.

Parcel Identification Number: 50-04-26-018512-000-00

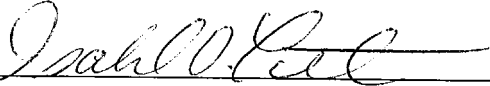
This conveyance is made subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed, and is subject also to applicable zoning ordinances and taxes for the year of conveyance hereof.

**TO HAVE AND TO HOLD**, the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor either in law or equity, in fee simple forever.


**AND THE SAID GRANTORS** do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness: ISABEL D. LATHAM

  
ROBERT DUNN

  
Witness: BARRY J. FULLER

**STATE OF FLORIDA:**  
**COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 28th day of June, 2002, by **ROBERT DUNN**, who is personally known to me or who has/have produced drivers license as identification.



BARRY J. FULLER  
Notary Public, State of Florida  
My comm. expires July 11, 2005  
Comm. No. DD 017044


  
\_\_\_\_\_  
Notary Public  
(SEAL)

EXHIBIT "A"

A part of Lot "F" as shown on a replat of Lot 21, Section 1, Orange Park as recorded in Deed Book 43, Page 423 (known as Prebles Subdivision, of the public records of Clay County, Florida), more particularly described as follows: For a point of reference commence at the Southwest corner of said Lot "F", located on the East right of way line of U.S. Highway #17 and run thence North for a distance of 100 feet along the East right of way line of U.S. Highway #17 to the point of beginning; thence East and parallel with the South line of said Lot "F" a distance of 250 feet; thence North parallel with the East right of way line of U.S. Highway #17, a distance of 100 feet; thence West and parallel with the South line of said Lot "F" a distance of 250 feet, to a point on the East right of way line of U.S. Highway #17; thence South along the East right of way line of U.S. Highway #17 a distance of 100 feet to the point of beginning.