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James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$15.00
DOC: \$266.00

Return to:
Harry Bushwitz
222 Six Pond Trail
Green Cove Springs FL 32043
DC2-1656

WARRANTY DEED

THIS INDENTURE, Made this 27th day of April, 2001, **BETWEEN**

Kimberly Moltmaker, a single woman

of the County of Clay, State of Florida, party of the first part,
to

Harry Bushwitz and Brandie Bushwitz, his wife

of the County of Clay, State of Florida, party of the second part;

WITNESSETH: that grantor, for the sum of TEN and NO/100 Dollars (\$10.00), and other valuable consideration, have granted, bargained, and sold to the Grantees, and their heirs, successors and assigns forever, all of her right, title and interest, in the following described land, situate, lying and being in the County of Clay, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated by reference herein.

This property is subject to a mortgage to Larkin A. Collins, as trustee of the Allen Collins Trust, dated June 10, 1994, and filed November 29, 1994, in Book, 1531, pages 927-931, Public Records of the County of Clay, State of Florida, in the sum of \$36,000.00, which sum Harry Bushwitz and Brandie Bushwitz, his wife expressly assumes and agrees to pay.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but not otherwise.

SIGNED AND SEALED IN OUR PRESENCE:

Kenneth Vickers
Witness

Lynette Cooper
Witness

Kimberly Moltmaker
Kimberly Moltmaker,

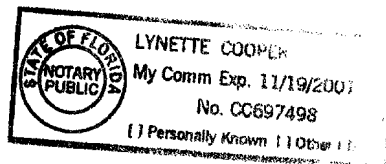
STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared Kimberly Moltmaker, a single woman, to me well known and known to me to be the individual described in and who executed

the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 27th day of April, 2001, at Jacksonville, Duval County and State Florida aforesaid.

Lynette Cooper
Notary Public in and for County
and State aforesaid.



My Commission Expires:

EXHIBIT A

A parcel of land situated in Government Lot 4, Section 20, Township 7 South, Range 27 East, Clay County, Florida; and being more particularly described as follows:

Commence at the Northwest corner of Said Government Lot 4; thence run on the North line thereof South 89 degrees 49 minutes 30 seconds Est 363.72 feet to the Point of Beginning; thence South 00 degrees 10 minutes 30 seconds West 232.53 feet; thence North 77 degrees 26 minutes 48 seconds East 212.50 feet; thence North 00 degrees 10 seconds 30 minutes East 185.70 feet to the North line of Said Government Lot 4; thence on last said line North 89 degrees 49 feet 30 seconds West 207.28 feet to said Point of Beginning, being 0.99 acres, more or less, in area.

Together with a perpetual easement for ingress and egress and utilities described as: Commence at the Northwest corner of Said Government Lot 4; thence South 00 degrees 10 minutes 30 seconds West 271.50 feet to the Point of Beginning; thence North 77 degrees 26 minutes 48 seconds Est 419.38 feet; thence South 21 degrees 59 minutes 44 seconds East 299.15 feet; thence South 87 degrees 59 minutes 25 seconds West 53.20 feet; thence North 21 degrees 59 minutes 44 seconds West 238.74 feet; thence South 78 degrees 10 minutes 30 seconds West 573.0 feet to the Easterly line of the Green Cove Springs West Tocol Road; thence on last said line North 13 degrees 49 minutes 30 seconds West 50.03 feet; thence North 78 degrees 10 minutes 30 seconds East 584.4 feet to said Point of Beginning.