

Prepared by:  
Carol L. Raymond  
J. Howard Sheffield, P. A.  
4209 Baymeadows Road, Suite 4  
Jacksonville, Florida 32217

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\*\*\*RECORD AND RETURN TO GRANTEE\*\*\*

## GENERAL WARRANTY DEED

Made this September 4, 2002 A.D. By **HARRY BUSHWITZ AND BRANDIE BUSHWITZ HUSBAND AND WIFE**, whose address is: 222 Six Pond Trail, Green Cove Springs, Florida 32043, hereinafter called the grantor, to **FRANCIS P. RUGGIERO AND CAROL E. RUGGIERO HUSBAND AND WIFE**, whose post office address is: 226 Six Pond Trail, Green Cove Springs, Florida 32043, 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:

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 ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Parcel ID Number: 20-07-27-016096-008-00

**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, sealed and delivered in our presence:

Carol L. Raymond

Witness Printed Name **CAROL L. RAYMOND**

HARRY BUSHWITZ

Address: 222 Six Pond Trail, Green Cove Springs, Florida 32043

BRANDIE BUSHWITZ

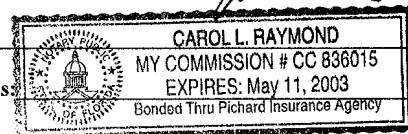
Address: 222 Six Pond Trail, Green Cove Springs, Florida 32043

State of FLORIDA  
County of DUVAL

The foregoing instrument was acknowledged before me this 4th day of September, 2002, by HARRY BUSHWITZ AND BRANDIE BUSHWITZ HUSBAND AND WIFE, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.

Carol L. Raymond  
Notary Public  
Print Name:

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 East 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 East 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 Toco 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.

HB  
BB