

Prepared by and Return to:
SUZANNE C. QUIÑÓNEZ, ATTORNEY
LAW OFFICE OF
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Book: **2135**
Page: **1513**
Rec: **12/23/2002**
09:38 AM
File# **200277218**
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: **\$15.00**
DOC: **\$0.70**

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS SPECIAL WARRANTY DEED, made this 16th day of December, 2002, between **RHONDA SHINGLER, unmarried**, hereinafter called the "Grantor", and **DAN HODGES**, whose address is 1803 Sentry Oak Court, Green Cove Springs, FL 32043, hereafter called the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, grants bargains and sells to the Grantee, its heirs and assigns forever, the following described land in the County of Clay, State of Florida, to-wit:

As more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

Parcel Number: 04-08-24-006919-675-00

This Deed is an absolute conveyance and is given in lieu of foreclosure and not as additional security under that certain Purchase Money First Mortgage dated February 22, 2002 given by Rhonda Shingler, unmarried, to Dan Hodges, and recorded on March 4, 2002 in Official Records Book 2026, page 1162 of the public records of Clay County, Florida.

The foregoing legal description was provided to the preparer without the benefit of a title search. Preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

To have and to hold the above described property with appurtenances unto the Grantee, its heirs and assigns, as such, forever.

Grantor especially warrants the title to the above described lands and will defend them against the lawful claims of any person whomsoever, claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has set her hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Delama V. Willis
Print Name: Delama V. Willis

Rhonda Shingler
RHONDA SHINGLER

Linda Kidwell
Print Name: Linda Kidwell

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 16th day of December, 2002, by **RHONDA SHINGLER, unmarried**, () who is personally known to me or who has produced FL ~~ID~~ Card as identification and who did take an oath.
5524-730-72-913-0

NOTARY PUBLIC:

Delama V. Willis

(Seal)



DELAMA V. WILLIS
Notary Public, State of Florida
My comm. expires May 31, 2004
Comm. No. CC 931736

Lot 16, ALAN LAKE ESTATES, Being more partiularaly 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.

EXHIBIT
"A"