

THIS INSTRUMENT PREPARED BY:

2 L. J. Arnold, III
718 N. Orange Ave.
Green Cove Springs, Florida 32043

RECORD AND RETURN TO:
MARK SCHMOTZER
2451 Ridgecrest Avenue
Orange Park, Florida 32065

RE PARCEL ID #: 14-04-25-020388-145-00
BUYER'S TIN:

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James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$11.50
DOC: \$1050.00

WARRANTY DEED

THIS WARRANTY DEED made this 18th day of June, 2003 by MICHAEL E. REININGA and LINDA R. REININGA f/k/a LINDA R. SCHEU, husband and wife, hereinafter called Grantor, and whose address is 1100 Ivydale Drive, Evansville IN 47725 to MARK SCHMOTZER and PAULA SCHMOTZER, husband and wife, hereinafter called Grantee and whose address is 2451 Ridgecrest Avenue, Orange Park, Florida 32065.

(Wherever 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 and NO/100 Dollars 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, lying and being in Clay County, Florida, viz:

Lot 42, of RIDGECREST UNIT 3, according to the plat thereof recorded in Plat Book 14, Pages 68 and 69, of the Public Records of Clay County, Florida.

264324
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SUBJECT TO taxes accruing subsequent to December 31, 2002.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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.

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:

Kelly B. Rogers
Witness Signature
Kelly B. Rogers

Witness Printed Signature .
Carolyn Zillmann
Witness Signature
CAROLYN ZILLMANN

Witness Printed Signature

Michael E. Reininga
MICHAEL E. REININGA
Linda R. Reininga
LINDA R. REININGA, f/k/a
LINDA R. SCHEU

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 18th day of June, 2003 by MICHAEL E. REININGA and LINDA R. REININGA, husband and wife. They ~~are personally known to me or~~ have produced driver's license as identification.

Notary Public, State and County Aforesaid
Kelly B. Rogers
Notary Signature
Kelly B. Rogers

Notary Printed Signature

(Title or Rank)

(Serial No., if any)

