

Book: 2257
Page: 0739
Rec: 09/03/2003
02:18 PM
File# 200360054
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$15.00
DOC: \$315.00

3
Property Appraiser's I.D. Numbers:
41-04-26-018733-001-00, 41-04-26-018733-000-00,
and 41-04-26-018707-000-00

✓ PREPARED BY AND RETURN TO:
John R. Ibach, Esquire
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 14th day of August, 2003, between **JAMES R. BRADLEY and ALICE I. BRADLEY**, husband and wife, (collectively, "**Grantor**"), whose address is 537 N. Azalea Road, Petersburg, Virginia 23805, and **BENJAMIN S. DINKINS and LISHA F. DINKINS**, husband and wife (collectively, "**Grantee**"), whose address is 444 Hurley Street, Orange Park, Florida 32073.

WITNESSETH:

286794
Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell and convey to Grantee and Grantee's successors and assigns forever that certain land (the "**Land**") situated in **Clay County, Florida**, more particularly described as follows:

See **Exhibit "A"** attached hereto and by this reference made a part hereof,

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together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "**Property**"), subject to the following permitted encumbrances (the "**Permitted Encumbrances**"):

1. Ad valorem property taxes for the year 2003.
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name all as of the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Janne P. Davis
Print Name: Janne P. Davis

James R. Bradley
JAMES R. BRADLEY

Becky Mariotti
Print Name: BECKY MARIOTTI

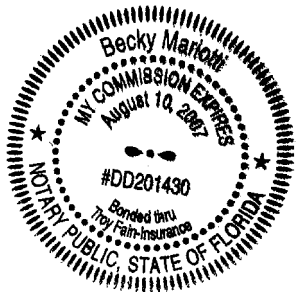
Janne P. Davis
Print Name: Janne P. Davis

Alice I. Bradley
ALICE I. BRADLEY

Becky Mariotti
Print Name: BECKY MARIOTTI

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of August, 2003, by James R. Bradley and Alice I. Bradley, husband and wife. They (check one) ☐ are each personally known to me or ☒ have each produced VA DRIVER'S LICENSE as identification.



Becky Mariotti
Notary Public, State of Florida
Name: _____

My Commission Expires _____
My Commission Number is: _____

EXHIBIT A

Parcel 1:

BEGINNING AT A MERE STAKE 598 FEET DUE EAST FROM THE NORTHWEST CORNER OF LOT 40 OF SECTION ONE OF THE SUBDIVISIONS OF THE TOWN OF ORANGE PARK AND RECORDED AS SUCH IN THE CLAY COUNTY RECORDS BOOK K PAGES 58 AND 59, LATER IN PLAT BOOK 1, PAGE 23, THENCE RUNNING FROM SAID STAKE OF BEGINNING DUE EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 40, 120 FEET TO A MERE STAKE, THENCE DUE SOUTH 90 FEET TO A MERE STAKE ON THE NORTHSIDE OF HURLEY AVENUE THENCE DUE WEST ALONG THE NORTHSIDE OF HURLEY AVENUE, 120 FEET TO A MERE STAKE, THENCE DUE NORTH 90 FEET TO POINT OF BEGINNING. THE SAME BEING LOTS 3 AND 4 OF THE SUBDIVISIONS OF H.H. HURLEY LANDS. THE SAME PROPERTY DESCRIBED IN DEED RECORD NUMBER 14 PAGE 264 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

TOGETHER WITH Parcel 2:

LOT 5, OF THE HURLEY SUBDIVISION OF LOT 40 ORANGE PARK, SAID LOT BEING 65 FEET ON THE NORTH AND SOUTH LINES, AND 80 FEET ON THE EAST AND WEST LINES, FACING SOUTH ON PRIVATE STREET KNOWN AS HURLEY AVENUE. THE SAME PROPERTY DESCRIBED IN DEED RECORD NUMBER 7, PAGE 291 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS (Parcels 1 and 2) ALSO BEING DESCRIBED AS LOTS 3, 4 AND 5, HURLEY'S SUBDIVISION OF ORANGE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

TOGETHER WITH Parcel 3:

THE SOUTH TWENTY-FIVE (25) FEET OF THAT PART OF LOT 18, LYING WEST OF SMITH STREET; AND THE SOUTH TWENTY-FIVE (25) FEET OF LOTS 19 AND 20 IN STILES AND MAY SUBDIVISION, LOTS 38 AND 39, SECTION 1, ORANGE PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 7 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLA.