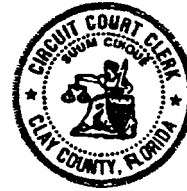


Q. P. BRANCH

Prepared by
Virginia White, an employee of
First American Title Insurance Company
1555 Kingsley Avenue, Suite 302
Orange Park, Florida 32073
(904) 213-8500



Book: **2265**
Page: **1926**
Rec: **09/18/2003**
01:35 PM
File# **200364483**
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: **\$10.50**
DOC: **\$175.00**

Return to: Grantee

File No.: 1074-323365

WARRANTY DEED

This indenture made on **September 12, 2003** A.D., by

Benjamin S. Dinkins and Lisha F. Dinkins, husband and wife

whose address is: ,
hereinafter called the "grantor", to

Peter C. Morgan and Martha M. Morgan, husband and wife

whose address is: , 1817 Plainfield, Orange Park, FL 32073
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 5 of HURLEY'S SUBDIVISION OF ORANGE PARK, according to the Plat thereof as recorded in Plat Book 2, Page(s) 24, of the Public Records of Clay County, Florida.

Parcel Identification Number: **41-04-26-018733-001-00**

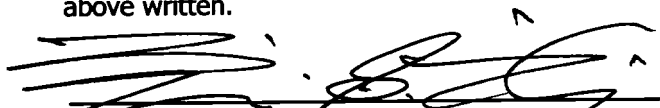
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

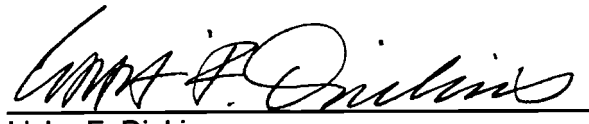
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

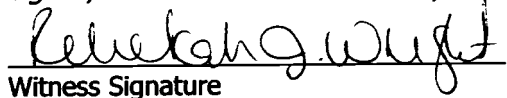
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2002.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

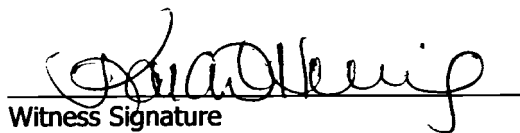

Benjamin S. Dinkins


Lisha F. Dinkins

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Rebekah J. Wright

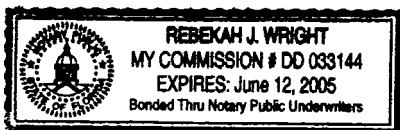

Witness Signature

Print Name: KARA D HERRICKS

State of **Florida**

County of **Clay**

The Foregoing Instrument Was Acknowledged before me on **September 12, 2003**, by **Benjamin S. Dinkins and Lisha F. Dinkins, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC

Rebekah J. Wright
Notary Print Name
My Commission Expires: _____