

1064 ② 10.50
9/10.00
This instrument prepared by and return to:

Anne Bartlett
an employee of
**Gulf Coast Title
Closings & Escrow Services, Inc.**

32815 US 19 North
Palm Harbor, Florida 34684
(727) 784-6500/FAX 784-6523

GCT FILE NO.: 03-09004JX

Property Appraisers
Parcel Identification Number(s):
08-04-26-019911-003-84

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James B. Jett
Clerk Of Courts
Clay County, FL
FEE: **\$10.50**
DOC: **\$910.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED is made and entered into this 15 day of Oct, 2003, by and between **Shawn D. Roman and Lisa M. Roman, husband and wife**, whose post office address is **351 Crossings Boulevard, Apt. 1312, Orange Park, FL 32073**, (hereinafter, the "Grantor"), and **Mark J. Berg and Kelli C. Berg, husband and wife**, whose post office address is **1456 Loblolly Court, Orange Park, Florida 32073** (hereinafter, the "Grantee"):

(Wherever used herein the terms "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 \$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, State of **FLORIDA**, viz.:

Lot 184, LAUREL GROVE PLANTATION AT ORANGE PARK, according to the map or plat thereof as recorded in Plat Book 30, Pages 45 through 55, of the Public Records of Clay County, Florida.

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

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

And the Grantor hereby covenants with the 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, and hereby 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 **January 1ST, 2003**.

Further Subject to restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first below written.

Signed, sealed and delivered in the presence of:

Signature of Witness #1

Printed Signature of Witness #1

Signature of Witness #2

Printed Signature of Witness #2

Shawn D. Roman

Lisa M. Roman

STATE OF
COUNTY OF

FLORIDA
DUVAL

The foregoing instrument was acknowledged before me this 15th day of October, 2003 by Shawn D. Roman and Lisa M. Roman, who is (are) personally known to me or who produced Driver Lic as identification and who did/did not take an oath.

Print Name: Cory M. Hannan

Notary Public

My Commission Expires: _____

Notary Seal: _____

