

THIS INSTRUMENT PREPARED BY:  
Estate Title & Trust  
Estate Title & Trust  
10450 San Jose Boulevard, Suite 3  
Jacksonville, Florida 32257

RECORD AND RETURN TO:  
Sam Rowell, Jr.  
3237 Dowitcher Lane  
Orange Park, Florida 32065

RE PARCEL ID #: 28-04-25-008059-004-42  
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James B. Jett  
Clerk Of Courts  
Clay County, FL  
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## WARRANTY DEED

THIS WARRANTY DEED made this 23rd day of January, 2004 by George W. Davis and Cathy A. Davis, his wife, hereinafter called Grantor, and whose address is 181 Hillview Avenue, Yonkers, NY 10704 to Sam Rowell, Jr., an unmarried man, hereinafter called Grantee and whose address is 3237 Dowitcher Lane, 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 11, Block 4, Waterview Ridge Unit 2, according to plat thereof as recorded in Plat Book 22, pages 36, 37, 38 and 39 of the public records of Clay County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2003.

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:

[Signature]  
Witness Signature

DENNIS L PRATT  
Witness Printed Signature

[Signature]  
Witness Signature

Sarah S. Jago  
Witness Printed Signature

George W. Davis  
George W. Davis by Cathy A. Davis,  
as Attorney-in-Fact  
Cathy A. Davis  
Cathy A. Davis

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of January, 2004 by Cathy A. Davis, individually, and as Attorney-in-Fact for George W. Davis, her husband. He/She is personally known to me or has produced APID r/c. as identification.

Notary Public, State and County Aforesaid

[Signature]  
Notary Signature

(Title or Rank)

Notary Printed Signature

(Serial No., if any)



DENNIS L. PRATT  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires June 1, 2004  
Commission No. CC926638