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James B. Jett  
Clerk Of Courts  
Clay County, FL  
FEE: \$19.50  
DOC: \$20300.00

Prepared by and Return to: ✓  
Winfield A. Gartner  
Gartner, Brock and Simon  
1660 Prudential Drive  
Suite 203  
Jacksonville, Florida 32207

**SPECIAL WARRANTY DEED**

THIS DEED, made as of the 31<sup>st</sup> day of March, 2004, by and between PARK PLACE REALTY ASSOCIATES, LTD., a Florida limited partnership, whose address is 3334 East Coast Highway, No. 433, Corona Del Mar, California 92625 (the "Grantor") and THOROUGHbred PROPERTY MANAGEMENT, INC., a Florida corporation, whose address is 6756 103<sup>rd</sup> Street - Office, Jacksonville, Florida 32210 (the "Grantee");

WITNESSETH:

That Grantor, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, those certain tracts or parcels of land, situate, lying and being in the County of Clay, State of Florida, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, subject only to those matters set forth on Exhibit B hereto;

RE# 49-04-26-018529-000-00

TO HAVE AND TO HOLD the same in fee simple; and the said Grantor hereby fully warrants 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 not otherwise.

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IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, the day and year first above set out.

Signed, sealed and delivered in the presence of:

PARK PLACE REALTY ASSOCIATES, LTD., a Florida limited partnership

Print Name: W. A. Gartner

By: Kerry K. Belcher

Kerry K. Belcher,  
Its General Partner

Print Name: IRK Stan Cudjey

STATE OF Florida  
COUNTY OF Duval

This foregoing instrument was acknowledged before me this 31st day of March, 2004, by Kerry K. Belcher, as the General Partner of Park Place Realty Associates, Ltd., a Florida limited partnership, who is either ☒ personally known to me or ☐ has produced \_\_\_\_\_ identification.

Name: \_\_\_\_\_  
Notary Public, State and  
County Aforesaid

My Commission Expires:

(Notarial Seal)



Lot 26 and a portion of Lot 25, Section 1, ORANGE PARK, Clay County, Florida, according to Plat Book 1, page 23, of the public records of said County, being more particularly described as follows:

Begin at the intersection of the Easterly line of Plainfield Avenue with the Northerly line of Loring Avenue; thence on last said line run North 89 degrees 54 minutes East 644.30 feet; thence North 00 degrees 09 minutes East 223.97 feet to the Northerly line of said Lot 25; thence on last said line and on the Northerly line of said Lot 26, North 89 degrees 46 minutes 20 seconds West a total distance of 657.32 feet to the Easterly line of said Plainfield Avenue; thence on last said line South 03 degrees 07 minutes East 228.49 feet to the Point of Beginning.

EXHIBIT 'B'

1. Taxes and assessments for the year 2004 and subsequent years, which are not yet due and payable.
2. Easement recorded in Book 293, page 138, of the public records of Clay County, Florida.