

THIS INSTRUMENT PREPARED BY:
Realty Title Services of Northeast Florida, Inc.
Sandra Jackson
2500 Blanding Boulevard, Suite 100
Middleburg, FL 32068

Q. P. BRANCH

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James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$6.00
DOC: \$84.00

RECORD AND RETURN TO:
Realty Title Services of Northeast Florida, Inc.
2500 Blanding Boulevard, Suite 100
Middleburg, FL 32068

RE PARCEL ID #: 16-05-24-005954-619-00

WARRANTY DEED

THIS WARRANTY DEED made this 14th day of April, 2004 by Karl Hellenthal and Grace Hellenthal, hereinafter referred to as Grantor, whether one or more, and whose address is 4770 Acacia St., Middleburg, FL 32068, to Curtis Newberg, Trustee of The Lot 61 Acacia Land Trust, hereinafter referred to as Grantee, whether one or more, and whose address is PO Box 272, Orange Park, FL 32067

** his wife*
(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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Clay, State of Florida to wit:

Lot 61, Block 78, JACKSONVILLE SOUTH UNIT TWO, according to plat thereof recorded in Plat book 11, pages 1 through 13, inclusive, 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 shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Michael J. Calhoun
Michael J. Calhoun
Witness

Karl Hellenthal
Karl Hellenthal

Sandra L. Jackson
Sandra L. Jackson
Witness

Grace Hellenthal
Grace Hellenthal

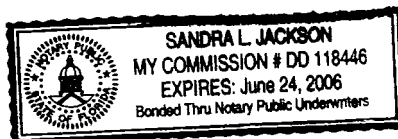
Witness

Witness

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 14th day of April, 2004 by Karl Hellenthal and Grace Hellenthal. He/She/They have produced *FL DL* as identification.

Sandra L. Jackson
Notary Public, County and State of Florida
Sandra L. JACKSON
Notary Printed Signature



My commission expires: _____