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stamps \$2170.00

Prepared by:

Hamilton & Buttner, P.A.  
4729 Highway 17, Suite 203  
Orange Park, Florida 32003

File Number: 04-C422

Book: 2399  
Page: 0311  
Rec: 07/07/2004  
04:36 PM  
File# 200457600  
James B. Jett  
Clerk Of Courts  
Clay County, FL  
FEE: \$20.50  
DOC: \$2170.00

RETURN TO:

HAMILTON & BUTTNER, P.A.  
4729 HIGHWAY 17, SUITE 203  
ORANGE PARK, FL 32003

General Warranty Deed

Made this July 1, 2004 A.D. By **TONY R. DAVIS AND GINA L. DAVIS, HIS WIFE, A/K/A/ TONY DAVIS AND GINA DAVIS** hereinafter called the grantor,

to **TIMOTHY C. ILLER AND ROBEN R. ILLER, HIS WIFE**, whose post office address is: 603 CHIVAS COURT, ORANGE PARK, FLORIDA 32073, hereinafter called the grantee:

(Whenever 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 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**, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**SUBJECT TO covenants, conditions, restrictions and easements of record and taxes for the current year.**

Parcel ID Number: 42-04-25-008814-242-12

**Together** with all the tenements, hereditaments and appurtenances thereto 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 except taxes accruing subsequent to December 31, 2003.

**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:*

F.A. Buttner, III  
Witness Printed Name **F.A. BUTTNER, III**

TONY R. DAVIS A/K/A TONY DAVIS (Seal)  
Address: \*

Amy M. Horne  
Witness Printed Name **Amy M. Horne**

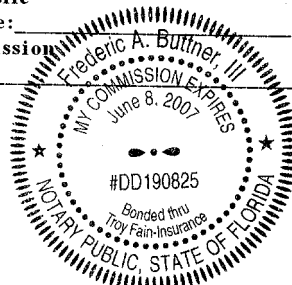
GINA L. DAVIS A/K/A GINA DAVIS (Seal)  
Address: \*6515 Sandhill Road  
Green Cove Springs, FL 32043

State of FLORIDA

County of CLAY

The foregoing instrument was acknowledged before me this July 1, 2004, by **TONY R. DAVIS AND GINA L. DAVIS, HIS WIFE, A/K/A TONY DAVIS AND GINA DAVIS**, his wife, who is/are personally known to me or who has produced DL as identification.

F.A. Buttner, III  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Expires: \_\_\_\_\_



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## Exhibit "A"

Tract 13, Loch Rane Estates, according to unrecorded plat thereof being a portion of Section 42, Township 4 South, Range 25 East, Clay County, Florida, said Tract 13 being more particularly described as follows:

Commence at the Southwest corner of Tract 12 of said Loch Rane Estates as described in Official Records Book 73, page 597, of the public records of said county; thence run South 00 degrees 04 minutes 10 seconds East, 150.00 feet; thence North 89 degrees 55 minutes 50 seconds East, 295.00 feet to the West line of Chivas Court; thence on said West line North 00 degrees 04 minutes 10 seconds West, 150.00 feet; thence South 89 degrees 55 minutes 50 seconds West, 295.00 feet to the Point of Beginning.