

Prepared By:
Robert J. Dykes
Watson & Osborne Title Services, Inc.
155-5 Blanding Boulevard
Orange Park, FL 32073

RECORD AND RETURN TO GRANTEE.

04OP1758

General Warranty Deed

Made this December 15, 2004 A.D. By **RANDALL POWERS and ANGELA MARIE POWERS, husband and wife**, whose address is: 1272 Foxmeadow Trail, Middleburg, FL 32068, hereinafter called the grantor, to **GEORGE LINCOLN and GLORIA LINCOLN, husband and wife**, whose post office address is: 1674 MARY BETH DRIVE, Middleburg, Florida 32068, 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:

680540
Lot 2, Block 7 of GREENWOOD ESTATES UNIT TWO, according to the Plat thereof as recorded in Plat Book 15, Page(s) 32 and 33, of the Public Records of Clay County, Florida.

Parcel ID Number: 34-04-25-008153-293-00

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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, 2005.

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:

Witness Printed Name

Robert J Dykes

RANDALL POWERS

Address: 1272 Foxmeadow Trail, Middleburg, FL 32068

(Seal)

Witness Printed Name

Jessica L Higginbotham

ANGELA MARIE POWERS

Address:

(Seal)

State of FLORIDA

County of CLAY

The foregoing instrument was acknowledged before me this 15th day of December, 2004, by RANDALL POWERS and ANGELA MARIE POWERS, husband and wife, who is/are personally known to me or who has produced FL DRIVER LICENSE as identification.

Notary Public

Print Name:

Robert J Dykes

My Commission Expires:



Robert J Dykes

My Commission DD124889

Expires June 11, 2006