CFN # 2005006218, OR BK 2482 Pages 2143 - 2143, Recorded 02/01/2005 at 02:55 PM, James B. Jett Clerk Circuit Court, Clay County, Doc. D \$0.70 Deputy Clerk WESTA

Prepared by: M. HUMPHREY NATIONS TITLE AGENCY OF FLORIDA 9432 Baymeadows Road, Ste 150 Jacksonville, Florida 32256 04FL14091

Return To: above

Property Appraiser's Parcel 50-04-26-018512-000-00

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QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, is executed this ______ day of ______AUAC, 200, by Anthony Mitchell, a single man and Miller Mitchell, Jr., a married man conveying his non-homestead property, hereinafter referred to as "GRANTOR", whose address is 619 Park Avenue, Orange Park, Florida 32073 to Anthony Mitchell, a single man and Miller Mitchell, Jr. as joint tenants with full rights of survivorship, hereinafter referred to as "GRANTEE", whose address 619 Park Avenue, Orange Park, Florida 32073

WITNESSETH, that the GRANTOR, for and in consideration of the sum of \$10.00 in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the GRANTEE, all right, title, interest, and claim which the GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion , State of Florida, to wit:

Florida, to wit: A PART OF LOT "F" AS SHOWN ON A REPLAT OF LOT 21, SECTION 1, ORANGE PARK AS RECORDED IN DEED BOOK 43, PAGE 423 (KNOWN AS PREBLES SUBDIVISION, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA), MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT "F", LOCATED ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #17 AND RUN THENCE NORTH FOR A DISTANCE OF 100 FEET ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #17 TO THE POINT OF BEGINNING; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT "F" A DISTANCE OF 250 FEET; THENCE NORTH PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #17, A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT "F" A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT "F" A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT "F" A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT "F" A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT "F" A DISTANCE OF 250 FEET; TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #17; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #17 A DISTANCE OF 100 FEET TO THE PONT OF BEGINNING. TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto.

TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto, of all interest, equity and claim whatsoever the GRANTOR may have, either in law or equity, for the proper use, benefit and behalf of the GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Name: CLINTON J ANDERSON	Anthony Mitchell Miller Mitchell, Jr.
State of <u>+ orion</u>)) ss.	
County of)	1
The foregoing instrument was acknowledged by me this _ by: Anthony Mitchell and Miller Mitchell, Jr. who is/are per produced:	day of <u>AUUARY</u> , <u>2004</u> sonally known by me or who has/have identification and who did not take an (SEAL)
Clinton I Andorron	

