

5 MIN. RETURN

This Document Prepared By  
**Myrna A. Hanson**  
Majic Services, LC  
370 15th Avenue South  
Jacksonville Beach, FL 32250

Parcel ID Number: **R41-04-26-018793-000-00**

**Special Warranty Deed**

**This Indenture,** Made this **17th** day of **March**, 2005 A.D., **Between**  
**TREEHOUSE OF JACKSONVILLE, LTD. , a Florida limited partnership**  
of the County of **Duval**, State of **Florida**, **grantor,** and  
**Debora Sue Anderson, a single woman**  
whose address is: **1800 Park Avenue, Unit 224, Orange Park, FL 32073**  
of the County of **Clay**, State of **Florida**, **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of **Clay** State of **Florida** to wit:

**Condominium Unit No. 224, of THE SEASONS ON PARK AVENUE, a  
Condominium, according to the Declaration thereof, as recorded in  
Official Records Book 2498, at Page 1271 through 1425, of the Public  
Records of Clay County, Florida.**

**Subject to the matters set forth on Exhibit "A" attached hereto and  
made a part hereof, provided this deed shall not operate to reimpose  
the same.**

**Together** with all 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 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 claiming by, through or under grantor.

**In Witness Whereof,** the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:  
**TREEHOUSE OF JACKSONVILLE, LTD. , a  
Florida limited partnership**  
By: **THJ MANAGEMENT, INC., a Florida  
corporation, GENERAL PARTNER**  
By: Paula Graham (Seal)  
**Paula Graham, Vice President**  
P.O. Address: P. O. Box 40606, Jacksonville, FL 32203

Myrna A. Hanson  
**Printed Name: Myrna A. Hanson**  
**Witness**  
Ashley Ellerke  
**Printed Name: Ashley Ellerke**  
**Witness**

**State of Florida**  
**County of Clay**  
The foregoing instrument was acknowledged before me this **17th** day of **March**, 2005 by  
**Paula Graham, Vice President of THJ MANAGEMENT, INC., a Florida  
corporation and general partner of TREEHOUSE OF JACKSONVILLE, LTD. ,  
a Florida limited partnership, on behalf of the corporation and the  
partnership**  
she is personally known to me or she has produced her **Florida driver's license** as identification.



**MYRNA A. HANSON**  
MY COMMISSION # DD 262194  
EXPIRES: October 27, 2007  
Bonded Thru Budget Notary Services

Myrna A. Hanson  
**Myrna A Hanson**  
**Notary Public**  
My Commission Expires: **10/27/07**

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**EXHIBIT A**

1. Taxes for 2005 and subsequent years.
2. All laws, and all restrictions, covenants, conditions, limitations, agreements, reservations and easements recorded in the public records, which may include without limitation, zoning restrictions, property use limitations and obligations, easements (rights-of-way) and agreements relating to telephone lines, drainage, water and sewer lines and other utilities, provided, however, that none of such matters shall impair the marketability of title.
3. The restrictions, covenants, conditions, easements, terms and other provisions imposed by the Declaration of Condominium of The Seasons on Park Avenue, A Condominium, as recorded in Official Records Book 2498, Page 1271 through 1425, public records of Clay County, Florida.
4. Easements recorded in Official Records Volume 293, page 146 and Official Records Volume 271, page 310, all of the public records of Clay County, Florida.
5. Building Restriction lines and easements as shown on plat recorded in Plat Book 3, page 22, as partially released in Official Records Book 271, Page 308, of the public records of Clay County, Florida.