

Prepared by: **5 MIN. RETURN**  
Glenn A. Taylor  
GLENN A. TAYLOR, P.A.  
462 Kingsley Avenue, Suite 103  
Orange Park, Florida 32073  
File Number: 04-836

WARRANTY DEED

THIS INDENTURE is made this April 22, 2005 A.D. By

**PETER BAKER, a married man, and LARRY EGGEMEYER, a single man,**  
whose address is: P.O. BOX 79, ORANGE PARK, FL 32067,  
hereinafter called the grantor, to

**NEILSON D. MIDDLETON and PENNY A. MIDDLETON, husband and wife,**  
whose post office address is: 1727 PENZANCE PARKWAY, MIDDLEBURG, FLORIDA 32068,  
hereinafter called the grantee:

**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:

**Lot 2, Block 4, COPPERGATE, UNIT ONE, according to plat thereof recorded in Plat Book 20, pages 45, 46, 47 and 48, of the public records of Clay County, Florida.**

**THE ABOVE REFERENCED PROPERTY IS NEITHER THE HOMESTEAD PROPERTY NOR THE RESIDENCE OF EITHER OF THE GRANTORS.**

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: **32-04-25-008101-039-30**

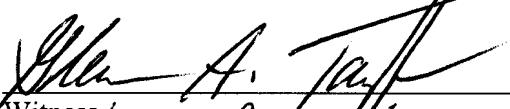
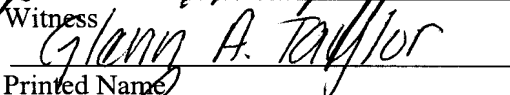
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold,** the same in fee simple forever.


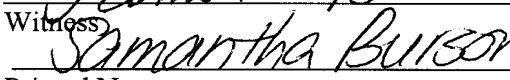
**And** the grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.


**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

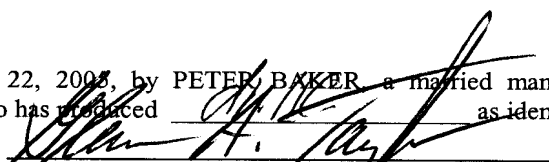
  
PETER BAKER (Seal)

  
Witness  
  
Printed Name

  
LARRY EGGEMEYER (Seal)

State of **FLORIDA**  
County of **CLAY**

The foregoing instrument was acknowledged before me this April 22, 2005, by **PETER BAKER** a married man, and **LARRY EGGEMEYER**, a single man, who is/are personally known to me or who has produced as identification.

  
Notary Public  
Print Name: **GLENN ALAN TAYLOR**  
My Commission Expires **Notary Public, State of Florida**  
**My comm. expires May 11, 2006**  
**Comm. No. DD 108636**