

THIS INSTRUMENT PREPARED BY:
Realty Title Services of Northeast Florida, Inc.
Doug Johnson
2500 Blanding Boulevard, Suite 100
Middleburg, FL 32068

RECORD AND RETURN TO:
Jack Knapp
1277 Lake Asbury Drive
Green Cove Springs, 32043

RE PARCEL ID #: 38-05-25-010036-000-00

WARRANTY DEED

THIS WARRANTY DEED made this 6th day of May, 2005 by VICTOR J. SCHULTZ and CHELINA C. SCHULTZ, his wife, hereinafter referred to as Grantor, whether one or more, and whose address is 2900 DECIDLY ST., GREEN COVE SPRGS, FL 32043, to JACK KNAPP and MINAKO KNAPP, husband and wife, hereinafter referred to as Grantee, whether one or more, and whose address is 1277 Lake Asbury Drive, Green Cove Springs, FL 32043

(Wherever 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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Clay, State of Florida to wit:

Lot 27, Lake Asbury, Unit 18, according to plat thereof, as recorded in Plat Book 9, pages 2 and 3 of the public records of Clay County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2004.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with 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 whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered in our presence:

Douglas W. Johnson
Witness

Victor J. Schultz
Victor J. Schultz

Beverly Baldwin
Witness

Chelina C. Schultz
Chelina C. Schultz

Douglas W. Johnson
Witness

Beverly Baldwin
Witness

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 6th day of May, 2005 by VICTOR J. SCHULTZ and CHELINA C. SCHULTZ, his wife. He/She/They have produced IDs as identification.

Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires:

