

5 MIN. RETURN

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

Parcel ID Number: R 41-04-26-018793-000-00

Special Warranty Deed

This Indenture, Made this 17th day of June, 2005 A.D., Between
TREEHOUSE OF JACKSONVILLE, LTD. , a Florida limited partnership
of the County of Duval, State of Florida, grantor, and
James F. Godwin, II and Judith A. Godwin, husband and wife
whose address is: 2020 Bluebonnet Way, Orange Park, FL 32003
of the County of Clay, State of Florida, grantees.

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 GRANTEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEES and GRANTEES' 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. 355, 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 grantees 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, Vice President (Seal)
P.O. Address: P. O. Box 40606, Jacksonville, FL 32203

Myrna A. Hanson
Printed Name: Myrna A. Hanson
Witness
Danna M. King
Printed Name: Danna M. King
Witness

STATE OF Florida
COUNTY OF Duval
The foregoing instrument was acknowledged before me this 17th day of June, 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.

NOTARY PUBLIC
MYRNA A. HANSON
MY COMMISSION # DD 262194
EXPIRES: October 27, 2007
Served Thru Budget Notary Services

Myrna A. Hanson
Printed Name: Myrna A. Hanson
Notary Public
My Commission Expires:

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.