

5 MIN. RETURN

INSTR # 2005061729
OR BK 2587 Pages 336 - 336
RECORDED 08/25/05 15:17:16
CLAY COUNTY
DOC STMP-D: \$4739.00
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This Instrument Prepared By:
John B. Moss, Esquire
Head, Moss & Fulton, P.A.
1530 Business Center Drive, Suite 4
Orange Park, Florida 32003

TRUSTEE'S DEED

THIS DEED, made this 25th day of August, 2005, between SANDRA E. ALLISON, as Trustee of the TUSCANY LAND TRUST, whose address is 10611 Saltzman Terrace, Jacksonville, Florida 32225, GRANTOR, and ARMCO BUILDERS, INC. OF CLAY COUNTY, whose address is 3620 Peoria Road, Orange Park, Florida 32065, GRANTEE.

WITNESSETH, that GRANTOR, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is acknowledged, conveys to GRANTEE, GRANTEE's successors and assigns, forever, the following-described land, situate, lying and being in Clay County, Florida;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, TUSCANY GLEN, according to plat thereof as recorded in Plat Book ~~48~~ ⁴⁹ pages 40, 41 and 42, of the public records of Clay County, Florida. *JS*

Subject to Covenants, Restrictions and Easements of Record.

Parcel Identification Number #40-04-25-020916-005-00

And GRANTOR covenants with GRANTEE that, except as above noted, at the time of the delivery of this deed the premises were free from all encumbrances made by GRANTOR, and that GRANTOR will warrant and defend against the lawful claims and demands of all persons claiming by, through and under GRANTOR, but against none other.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Witnesses

Sign *Tanya M. LaFary*
Print Name Tanya M. LaFary

Sign *J B Moss*
Print Name J B Moss

Sandra E. Allison
SANDRA E. ALLISON, as Trustee of the
TUSCANY LAND TRUST

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 25th day of August, 2005 by SANDRA E. ALLISON, as Trustee of the TUSCANY LAND TRUST, who is personally known to me and who did not take an oath.

Tanya M. LaFary
Notary Public, State of Florida

My Commission Expires:

 **Tanya M. LaFary**
Commission # DD377243
Expires January 13, 2009
Bonded Troy Felt - Insurance, Inc. 800-365-7019

*This Trustee's Deed is being re-recorded to correct the plat book number.