

✓ returned to Gertrude Tomlinson
5525 Darwood Street
Melrose, FL 32666
(4)

This Instrument Prepared By
~~& Return to:~~
WILLIAM K. GORDON, ESQ.
303 State Road 26
Melrose, FL 32666
(352) 475-1357/fax(352) 475-5968

5 MIN RETURN WARRANTY DEED

This Warranty Deed made 16th day of May, A.D. 2005 by **GERTRUDE TOMLINSON, the unremarried widow of WILBERT TOMLINSON, DECEASED,** whose post office address is 5525 Darwood Street, Melrose, FL 32666, hereinafter called the grantor, to **DEBORAH DIANE SUMNER, a married person,** whose post office address is 5525 Darwood Street, Melrose, FL 32666 hereinafter called grantee:

(Whenever used herein the terms "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 the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipts 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 5-N, more particularly described in Exhibit "A" attached hereto and made a part hereof. Tax Parcel # 31-08-24-007852-075-00

Grantor(s) reserves to himself the exclusive possession, use and enjoyment of the rents, issues, and profits of the above-granted premises for and during the natural lifetime of grantor(s).

THIS INSTRUMENT WAS PREPARED BY WILLIAM K. GORDON, ATTORNEY AT LAW. TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED BY ME AND NO OPINION AS TO MARKETABILITY OR CONDITION OF THE TITLE TO SUBJECT PROPERTY, QUANTITY OF LANDS INCLUDED THEREIN, LOCATION OF BOUNDARIES THEREOF, EXISTENCE OF LIENS, ENCUMBRANCES OR UNPAID TAXES IS MADE HEREOF.

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 is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor herby fully warrants 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, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

William K Gordon

GERTRUDE TOMLINSON

Witness

Rosellen Henderson

STATE OF FLORIDA
COUNTY OF PUTNAM

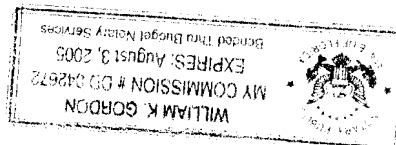
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared GERTRUDE TOMLINSON, who are () personally known to me, or who (X) produced Florida hi as identification, and who are to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of May, A.D., 2005.

[Signature]
Notary Public, State of Florida

My Commission Expires:

File: 05-250



Description:
Lot 5-N

A parcel of land situated in Section 31, Township 8 South, Range 24 East, Clay County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the West One Half of said Section 31 and run S 00 deg 26 min 08 sec W, along the East line of said W $\frac{1}{2}$ a distance of 1209.99 feet to a concrete monument; thence run N 89 deg 44 min 02 sec W, 660.00 feet to a concrete monument; thence run S 00 deg 08 min 52 sec W, 660.00 feet to a concrete monument; thence run N 89 deg 44 min 02 sec W, 764.02 feet to the center-line of a 60 foot easement for Utilities and general road purposes; thence continue N 89 deg 44 min 02 sec W, 548.24 feet to an iron pipe and the point of beginning; thence continue N 89 deg 44 min 02 sec W, 101.00 feet; thence run N 00 deg 19 min 10 sec E, 475.56 feet; thence run S 89 deg 40 min 50 sec E, 101.00 feet; thence run S 00 deg 19 min 10 sec W, 475.47 feet to the point of beginning.

Subject to an easement for Utilities and general road purposes across the Northerly 30 feet thereof.

BK: 2618 PG: 1149

CFN: 2005077986

SEQ: 4

IS NOT VIEWABLE VIA WEB