

Prepared by:
Amy Ratliff
Universal Land Title, Inc.
9143 Philips Highway, Suite 170
Jacksonville, FL 32256

Return to:

Universal Land Title, Inc.
9143 Philips Highway, Suite 170
Jacksonville, FL 32256

File Number: 72203-35

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Special Warranty Deed

This Special Warranty Deed made this 23rd day of March, 2007, between Touse Homes, Inc., a Florida corporation whose post office address is 11945 San Jose Blvd Bldg # 300, Jacksonville, FL 32223, grantor, and Eric Mitchell and Alison Mitchell, husband and wife whose post office address is 767 Mosswood Chase, Orange Park, FL 32065, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Clay County, Florida, to-wit:

Lot 43, WHITFIELD AT OAKLEAF PLANTATION, according to the Plat recorded in Plat Book 46, Page(s) 58 through 67, inclusive, as recorded in the Public Records of Clay County, Florida.

Parcel Identification Number: 06-04-25-007869-011-43

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 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 grantors.

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:

Meredith Geiger

Witness Name: Meredith Geiger

Karen C. Siegrist

Witness Name: Karen C. Siegrist

TOUSA HOMES, INC., A FLORIDA CORPORATION

G. Greg Souris
G. Greg Souris, Division Vice President

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 23rd day of March, 2007, by G. Greg Souris, Division Vice President of TOUSA HOMES, INC., A FLORIDA CORPORATION, on behalf of the Corporation, he (X) is personally known to me or () has produced _____ as identification.

Karen C. Siegrist
Notary Public

Printed Name: KAREN C. SIEGRIST
Notary Public

My Commission Expires STATE OF FLORIDA
Commission # DD236332
My Commission Exp. 7-30-07