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623.00

THIS INSTRUMENT PREPARED BY:
Assurance Land Title & Escrow, Inc.
Sharri B. Hunter
1101 Idlewild Avenue
Green Cove Springs, FL 32043

RECORD AND RETURN TO GRANTEE

RE PARCEL ID #: 380626-017282-000-00

WARRANTY DEED

THIS WARRANTY DEED made this 3rd day of January, 2008 by Ricky Hinkle and Anita Hinkle, husband and wife, hereinafter referred to as Grantor, whether one or more, and whose address is 515 PALMER ST GREEN COVE SPRGS, FL 32043, to Walter J. Hawkins, a single person, hereinafter referred to as Grantee, whether one or more, and whose address is 2030 Dracena Dr 17, Los Angeles, CA 90027

(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:

The West 1/2 of Lot 2, Block 12, GREEN COVE SPRINGS, according to plat thereof as recorded in Plat Book 2, page 1, of the public records of Clay County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2007.

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:

Sharri B. Hunter
Sharri B. Hunter
Witness

Kathryn H. Bridges
Kathryn H. Bridges
Witness

Witness

Witness

Ricky Hinkle
Ricky Hinkle

Anita Hinkle
Anita Hinkle

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 3rd day of January, 2008 by Ricky Hinkle and Anita Hinkle. He/She/They have produced valid drivers licenses as identification.

Sharri B. Hunter
Notary Public, County and State Aforesaid
Sharri B. Hunter
Notary Printed Signature

My commission expires:

