

39.407
Recording: 18.50
Doc. Stamps: 279.30
Intangible Tax:
TOTAL: 297.80

Prepared by:
Paul D. Newell, P.A.
Paul D. Newell, P.A.
260-A Lawrence Boulevard, Suite 201, PO Box 1369
Keystone Heights, Florida 32656-1369

File Number: 16274

5 MIN RETURN

General Warranty Deed

Made this August 28th, 2008 A.D. By Dan Hodges, a/k/a Daniel Wayne Hodges, a single person, whose post office address is: 1803 Sentry Oak Court, Green Cove Springs, Florida 32043, hereinafter called the grantor, to Suzanne Harris, a married person, whose post office address is: 4587 Alan Lake Road, Keystone Heights, Florida 32656, hereinafter called the grantee:

(Whenever 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 the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt 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 16, ALAN LAKE ESTATES, A parcel of land situated in Sections 4 and 9 of Township 8 South, Range 24 East, Clay County, Florida; said parcel being Lot 16 of Alan Lake Estates, an unrecorded map of lands as surveyed by Joseph G. Knapp, Registered Land Surveyor, dated January 18, 1980 and being more particularly described as follows:

Commence at the Southeast corner of Section 9, Township 8 South, Range 24 East, and run North 00°03'34" East, along the East line of Section 9 a distance of 1962.86 feet to the Southeasterly right of way line of "M" Lake Road; thence run North 77°09'35" East, along said Southeasterly right of way line 408.37 feet to an iron pipe and the Southwest corner of Lot 834 Oak Forest Extension, an unrecorded subdivision; thence run along the West Boundary of said Oak Forest Extension with the following courses and distances: North 06°28'50" West, 420.00 feet; North 39°47'36" East, 496.95 feet; North 50°12'24" West, 1887.65 feet to an iron pipe; thence leave said Westerly boundary and run South 52°52'25" West, 552.79 feet to an iron pipe; thence run North 50°02'10" West, 852.72 feet to an iron pipe; thence run North 71°35'38" West, 657.62 feet; thence run North 15°01'01" West, 645.00 feet to an iron pipe and the point of beginning; thence continue North 15°01'01" West, 225.88 feet to an iron pipe; thence run South 86°49'08" East, 306.95 feet to the center line of Alan Lake Road; thence run Southerly along said center line with a curve concave Easterly, said curve having a central angle of 32°56'27", a radius of 130.00 feet and a chord bearing and distance of South 00°33'09" East, 73.72 feet; thence run South 17°01'23" East, along said center line 45.74 feet; thence run South 72°17'26" East, 275.09 feet to the Point of Beginning.

TOGETHER WITH that certain 1984 CSER Mobile Home bearing identification number GDWGA518323004. and Florida title number 20994352, situated, thereon.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 04-08-24-006919-675-00

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Trevor H. Waters
Witness Printed Name TREVOR H. WATERS
Paul A. Newell
Witness Printed Name Paul A. Newell

(Seal)
Dan Hodges, a/k/a Daniel Wayne Hodges
Address: 1803 Sentry Oak Court, Green Cove Springs, Florida
32043

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 28th day of August, 2008, by Dan Hodges, a/k/a Daniel Wayne Hodges, who is personally known to me or who has produced his drivers license as identification.

Paul A. Newell
Notary Public
Print Name: _____

My Commission Expires _____

