

GENERAL WARRANTY DEED

P.K. 667 PAGE 115

DEED made on April, 29, 1982 by PAUL C. ARMSTRONG, a married man, grantor, to LLOYD SMITH, III INCOME PROPERTIES, LTD-I, a Florida limited partnership, whose post office address is 2747 Art Museum Drive, Suite 13, Jacksonville, Florida 32207, grantee.

Grantor, in consideration of Ten and 00/100 Dollars (\$10.00) paid by grantee, grants and conveys to grantee that real property located in the County of Clay, State of Florida, more particularly described as follows:

Office Units A-2, A-5, B-1, B-2, B-3, B-4, B-5, B-7, B-8, B-9, B-10, B-11, D-1, D-3, D-4, D-5, D-6, D-8, D-9, D-10, D-11, D-13, D-14, D-15, D-18, D-19, D-20, D-23, D-24, D-25, D-28, D-29, and D-30 according to Declaration of Condominium of The Office Pavilion Condominium, recorded in Official Records Book 363, page 553, of the public records of Clay County, Florida, as amended in Official Records Book 503, page 152, and as further amended in Official Records Book 447, page 105, all of the public records of Clay County, Florida,

together with all the estate and rights of grantor in such property.

Grantor covenants as follows:

1. That grantor is lawfully seized of the premises, and that grantor has the right to convey the premises to grantee;
2. That grantee shall have quiet possession of the premises;
3. That the premises are free from encumbrances;
4. That grantor will execute or procure any further necessary assurance of the title to the premises; and
5. That grantor will warrant generally the property hereby conveyed, except for (i) taxes accruing subsequent to December 31, 1981 (ii) covenants, restrictions and easements of record; (iii) riparian rights and (iv) that certain mortgage by Paul C. Armstrong to Park Place, N. V. dated January 17, 1979, recorded January 25, 1979, in Official Records Book 506, page 618, of the public records of Clay County, Florida.

6. That the above-described property is not the homestead of the grantor hereof.

IN WITNESS WHEREOF, grantor has executed this deed on the date first above written.

FILE NO.

82-04628

Executed in the presence of OFFICIAL RECORDS

PAGE 115

Charles E. O'Connell

Paul C. Armstrong

(SEAL)

As to Grantor

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of April, 1982 by Paul C. Armstrong, a married man.

Charles E. O'Connell
Notary Public, State of Florida
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires April 28, 1984
Bounded Thru Tray Fain Laurence Inc.

THIS INSTRUMENT WAS FILED BY:
ARMSTRONG & CO., INC.
2207 INDEPENDENT SQUARE
JACKSONVILLE, FLORIDA 32207

32202

Return to: Lloyd Asbury, Esquire
2207 Independent Square
Jacksonville, Florida

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
APR 30 1982
99560