

106500

STATE OF FLORIDA
COUNTY OF DUVAL

698 244

SPECIAL WARRANTY DEED

THIS DEED, made as of the 30th day of November, 1982, by and between RAYMOND BASSO (Grantor), and PARK PLACE REALTY ASSOCIATES, LTD., whose address is 4915 Baymeadows Road, Jacksonville, Florida 32217 (Grantee);

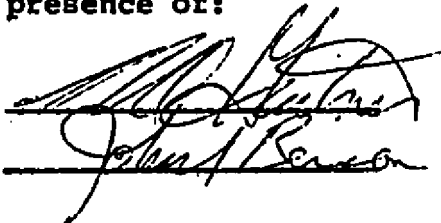
W I T N E S S E T H:


That Grantor, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, those certain tracts or parcels of land more particularly described on Exhibit A attached hereto and by this reference incorporated herein,

TO HAVE AND TO HOLD the same in fee simple; and the said 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 the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, the day and year first above set out.

Signed, sealed and
delivered in the
presence of:



 (SEAL)
Raymond Basso

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME personally appeared Raymond Basso, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal, this 30th day of November, 1982, at Jacksonville, County and State aforesaid.


Notary Public, State at Large
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG 11 1984
EDWARD L. GUNTER, JR., UNDERWRITERS

THIS INSTRUMENT PREPARED BY:
AND RETURN TO:
W. A. CARTNER, Esquire
GRIFFIN AND PHILLIPS
1205 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207

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| STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE STAMP TAX 995.00 |
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| STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE STAMP TAX 100.00 |
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Exhibit A

698 245

Lot 24 and a portion of Lot 25, Section 1, Orange Park, Clay County, Florida, according to Plat Book 1, Page 23 of the Public Records of said County, being more particularly described as follows:

Begin at the intersection of the Easterly line of Plainfield Avenue with the Northerly line of Loring Avenue; thence on last said line run North 89 degrees 54 minutes East 644.30 feet; thence North 00 degrees 09 minutes East 223.97 feet to the Northerly line of said Lot 25; thence on last said line and on the Northerly line of said Lot 26 North 89 degrees 48 minutes 20 seconds West, a total distance of 657.32 feet to the Easterly line of said Plainfield Avenue; thence on last said line South 03 degrees 07 minutes East 228.49 feet to the Point of Beginning. Being 3.37 acres, more or less, in area.

Being the same land described in Official Records Book 445, pages 555 and 556 of the Public Records of Clay County, Florida.

SUBJECT TO:

- (a) Taxes for the year 1982 and all subsequent years, which are not yet due and payable.
- (b) Mortgage from Norman M. Cole, Jr. and Janet N. Cole, his wife, O. Forest Trovis, Jr. and Carol C. Trovis, his wife, Robert K. Middlekauff and Carol S. Middlekauff, his wife, to Charter Investment & Development Company, dated March 15, 1974, filed April 18, 1974 in Official Records Volume 299, Page 611, Public Records of Clay County, Florida, given to secure the original principal sum of \$875,000.00. Said Mortgage assigned to Metropolitan Life Insurance Company by Assignment of Mortgage filed April 18, 1974 in Official Records Volume 299, Page 621, Public Records of Clay County, Florida.
- (c) Financing Statement from Norman M. Cole, Jr. and Janet N. Cole, his wife, O. Forest Trovis, Jr. and Carol C. Trovis, his wife, Robert K. Middlekauff and Carol S. Middlekauff, his wife, to Charter Investment & Development Co., filed April 14, 1974 in Official Records Volume 299, Page 623, Public Records of Clay County, Florida.
- (d) Easement as recorded in Official Records Volume 293, page 138, Public Records of Clay County, Florida.

82-14492

FILE NO. _____
OFFICIAL RECORD NO. 698
PAGE 244 OF 244 PAGES FILED

DEC 3 1 34 PM '82

FILED AND
RECORDED
Long
CLERK, CIRCUIT COURT

