

A-3226

909-17325

Warranty Deed

(CORPORATE)

772 546

THIS INSTRUMENT PREPARED BY:
MCGAHEE ENTERPRISES, INC.
P.O. BOX 487
ORANGE PARK, FLORIDA 32073

THIS INDENTURE, Made this 13th day of December, A. D. 1983 BETWEEN

MCGAHEE ENTERPRISES, INC.

a corporation organized and existing under the laws of the State of FLORIDA

of the County of CLAY, State of FLORIDA, party of the first part, and

JOHN T. LOMBARDI and LINDA G. LOMBARDI 2247 Marcel Dr., Orange Park, FL. 32073

of the County of CLAY, State of FLORIDA, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of

THIRTY EIGHT THOUSAND FIVE HUNDRED (\$38,500.00) Dollars,

to it in hand paid by the said party of the second part, the receipt whereof is hereby

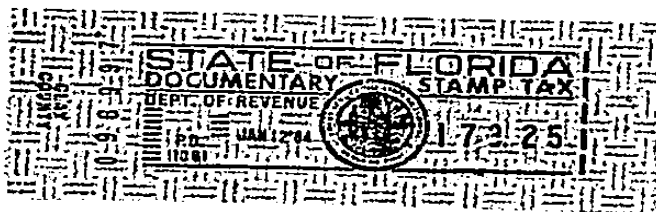
acknowledged, has granted, bargained and sold to the said party of the second

part, his heirs and assigns forever, the following described land, situate, lying and

being in the County of CLAY, State of Florida, to wit:

Parcel 13, Loch Rane Estates

SEE DESCRIPTION ATTACHED HERETO



And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed the day and year first above written.

(CORPORATE SEAL)

McGahee Enterprises, Inc.

ATTEST

By:

Shirley J. McGahee

Its Secretary

By:

Francis M. McGahee

Its President

Signed and Sealed in Our Presence:

STATE OF FLORIDA)
COUNTY OF CLAY)

Before me personally appeared Francis M. McGahee and Shirley J. McGahee

respectively the President and Secretary of MCGAHEE ENTERPRISES, INC. a corporation under the laws of the State of Florida, to me well known to be the individuals and officers described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 13th day of December, 1983 at Clay, County and State aforesaid.

Barbara H. Cross
Notary Public in and for the County and State aforesaid.
My Commission expires: Notary Public, State of Florida
My Commission Expires June 5, 1985
Bonded Then Trex State Insurance Co.

Return to: Robert G. Aldridge, Esquire
P. O. Box 2350
Jacksonville, Florida 32203



D.R. 772 PAGE 547

HAROLD T. EILAND
REG. LAND SURVEYORTHOMAS C. MULLIS
REG. LAND SURVEYOR**McKEE, EILAND & MULLIS, LAND SURVEYORS, INC.**1246 HIGHWAY 17 • ORANGE PARK, FLORIDA 32073
PHONES (904) 264-9811 (904) 264-8151

J 3544 R

Lot 13

October 28, 1982

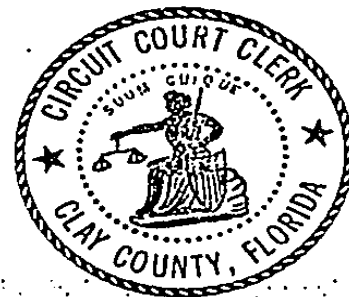
DESCRIPTION FOR: MCGAHEE ENTERPRISES

A parcel of land situated in Section 42, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Section 42: thence on the North line thereof run South 89 degrees 02 minutes 50 seconds West 1985.24 feet; thence South 00 degrees 04 minutes 10 seconds East 519.42 feet to the Point of Beginning; thence continue South 00 degrees 04 minutes 10 seconds East 150.00 feet; thence North 89 degrees 55 minutes 50 seconds East 295.00 feet; thence North 00 degrees 04 minutes 10 seconds West 150.00 feet; thence South 89 degrees 55 minutes 50 seconds West 295.00 feet to the Point of Beginning, being 1.02 acres, more or less, in area.

Subject to an easement for drainage and utilities covering the Westerly 10 feet thereof.

FILE NO. 84-00703
OFFICIAL RECORDS NO. 772
PAGE 544 RECORD VERIFIED
JAN 12 9 58 AM '84
FILED AND RECORDED IN PUBLIC
RECORDS OF CLAY COUNTY, FLA.
James H. Mullis
CLERK CIRCUIT COURT



WRITTEN BY 11
CHECKED BY _____
CHECKED BY _____
F. C. BY 11
MAP REF D28:294
TYPED BY N