

520
429.75

Record & Return to:
ASSOCIATED LAND TITLE GROUP, INC.
6625-7 Argyle Forest Blvd.
Jacksonville, FL 32244

MANUFACTURED AND FOR SALE BY THE H. & W. S. DREW COMPANY
JACKSONVILLE AND MIAMI, FLORIDA

WARRANTY DEED
DREW'S FORM 01 (REV. 1)

863 PAGE 53
day of April

A. D. 19 85 by

This Warranty Deed Made the 24th

RAVINES PARTNERSHIP LTD. NO. TWO, a Florida limited partnership,
(formerly known as RAVINES PARTNERSHIP, a Florida general partnership)

hereinafter called the grantor, to

Benjamin A. Kelley, Gerald A. Decker and Joseph M. Ovies, married men

whose postoffice address is c/o Technology Center, Suite 101, 7074 Peachtree Industrial
Blvd., Norcross, GA 30071

(Wherever used herein the terms "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 \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Clay
County, Florida, viz:

UNIT 1206, RAVINES RESORT CONDOMINIUMS, Cluster 12,
pursuant to Declaration of Condominium dated December 20,
1985, and recorded in Official Records Book 760, Page 147,
public records of Clay County, Florida; TOGETHER with an un-
divided 8.00% interest in the common elements as pro-
vided in the Declaration of Condominium to be an appurtenance
to the above Condominium Unit.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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, 19 85, subject to Declaration of Covenants, Conditions, Restrictions
and easements recorded in Official Records Volume 503, pages 519-536, dated
December 21, 1978, recorded December 29, 1978, as AMENDED in Official Records
Volume 521, pages 326, as ASSIGNED in Official Records Volume 683, page 343.
And as Further Amended by Second Restated and Amended Covenants and Restrictions
dated the 1st day of September, 1983 and recorded the 12th day of September, 1983
at 2:51 p.m. in Official Records Book 749, Pages 237-253, Clay County records.

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

RAVINES PARTNERSHIP LTD. NO. TWO

Signed, sealed and delivered in our presence:

Nancy Palmer
Joseph M. Ovies

BY: RAVINES GOLF CLUB, INC. **LS**

BY: *James L. McCumber* President **LS**

STATE OF FLORIDA
COUNTY OF CLAY

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgements, personally appeared

JAMES L. MCCUMBER, as President of
Ravines Golf Club, Inc., general partner of
Ravines Partnership Ltd. No. Two

to me known to be the person described in and who executed the
 foregoing instrument and he acknowledged before me that he
 executed the same in the capacity indicated above.

WITNESS my hand and official seal in the County and
State last aforesaid this day of

A. D. 19

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Dec. 26, 1987
Bonded by Transamerica Insurance Co.

