

Recording 9.00
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THIS WARRANTY DEED Made the 9th day of May, A.D. 1985 by JAMES L. PATTERSON and VIVIAN B. PATTERSON, his wife, hereinafter called the grantor, to JIMMY RAY EPPS, JR. and TAMMY D. EPPS, his wife, whose post office address is GENERAL DELIVERY, Lake Geneva, Florida 32660 hereinafter called the grantee:

(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, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

Lot 10, Block 35, HIGHRIDGE ESTATES, as per plat thereof recorded in Plat Book 8, Page 38, et seq., of the public records of Clay County, Florida.

SUBJECT TO:

1. Covenants and restrictions as contained in instrument recorded in O.R. Book 651, page 55 of the public records of Clay County, Florida.
2. Covenants and restrictions as contained in instrument recorded in O.R. Book 244, Page 202; and instrument recorded in O.R. Book 192, page 124, et seq., of the public records of Clay County, Florida.
3. Distribution right of way easement to Clay Electric Co-operative, Inc., reserved in instrument recorded in O.R. Book 202, Page 213, et seq., of the public records of Clay County, Florida.
4. Utility easement indicated on record plat.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

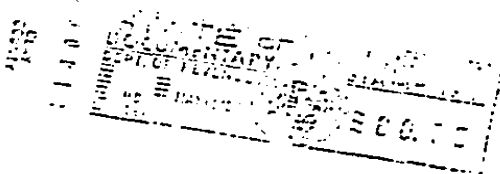
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 1984.

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:

Donald E. Langley
James L. Patterson L.S.
JAMES L. PATTERSON
Vivian B. Patterson L.S.
VIVIAN B. PATTERSON



STATE OF FLORIDA
COUNTY OF BRADFORD

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I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JAMES L. PATTERSON and VIVIAN B. PATTERSON, his wife, to me known to be the persons described in an who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official
seal in the County and State last
aforesaid this 9th day of
May, A.D. 1985.


Notary Public, State of Florida

My Commission Expires:

Notary Public, State of Florida

My Commission Expires May 17, 1985

This instrument prepared by: TERENCE M. BROWN, P.A.
Post Office Drawer 40
Starke, Florida 32091



FILE NO. _____
OFFICIAL RECORDS NO. 866

85-09433

PAGE 106 RECORD VERIFIED

MAY 13 2 44 PM '85

FILED AND RECORDED IN P.L.

George A. Brown
CLERK OF BRADFORD CO.