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This instrument was prepared by:

JOHN G. BARRY, III

of the Law Offices of
NACHMAN, OBERDORFER & BARRY, P.A.
2250 Cassat Avenue
JACKSONVILLE, FLORIDA 32210

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

871 154

This Indenture, Made this 3 day of June 19 85, Between
RICHARD MORITZ joined by his wife MARGARET MORITZ

of the County of CLAY, State of Florida, grantor*, and
PAUL PIERCE AND SUZANNE M. PIERCE, HIS WIFE

whose post office address is 210 HILLTOP DRIVE ORANGE PARK, Florida 32073

of the County of CLAY, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of

TEN AND NO/100----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in CLAY County, Florida, to-wit:

LOT 5, BLOCK 8, MEADOWBROOK, UNIT TWO, ACCORDING TO PLAT
THEREOF RECORDED IN PLAT BOOK 6, PAGES 12 AND 13 OF THE
PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements of records and
taxes for the current year.

85-11078

FILE NO.
OFFICIAL RECORDS NO. 871
PAGE 154 RECORD VERIFIED

JUN 6 2 32 PM '85

FILED AND RECORDED IN PUBLIC
RECORDS OF CLAY COUNTY, FLORIDA



and said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Thomas S. Lando
[Signature]

Richard Moritz (Seal)
RICHARD MORITZ
Margaret Moritz (Seal)
MARGARET MORITZ
(Seal)

STATE OF Florida
COUNTY OF Duval

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

RICHARD MORITZ AND MARGARET MORITZ

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

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of June 19 85

My commission expires:

CLAY COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.D. JUN-5-85
11001 209.25

