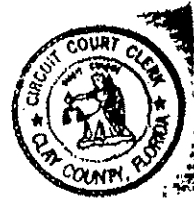


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This instrument was prepared by and when recorded, return to:
A. Hamilton Cooke, Attorney at Law
A. Hamilton Cooke, P.A.
1301 Riverplace Boulevard - Suite 2254
Jacksonville, Florida 32207

28 05 26 014 323 000 00



Book: 1793
Page: 0116
Rec: 05/13/99
10:25 AM
File# 9922019
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$10.60
DOC: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 23rd day of March, 1999, from **SUZANNE SCOLLARD TOMLINSON** ("Grantor"), a married woman, to **SUZANNE SCOLLARD TOMLINSON** and **GINA SUZANNE GILL**, as Trustees of the **SUZANNE SCOLLARD TOMLINSON REVOCABLE TRUST** under Revocable Trust Agreement dated March 23rd, 1999, ("Grantee"), with full power and authority (either jointly or severally without the necessity of joinder by the other Co-Trustee) to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Florida Statute Section 689.071, whose address is c/o Suzanne Scollard Tomlinson, 1890 Shadowlawn Street, Jacksonville, Florida 32205-9430, and tax identification number is [REDACTED], hereinafter called the Grantee.

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, to her in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land situate in Clay County, Florida, to wit:

Parcel of land lying in Government Lot 4, Section 28, Township 5 South, Range 26 East; Clay County, Florida, and more particularly described as follows: Commencing at the S.E. corner of Government Lot 3, Section 28, Township 5 South, Range 26 East; thence North 0°59' West, a distance of 348 feet to a point; thence South 89°55' East a distance of 440.7 feet to a point; thence North 9°55' East a distance of 540.8 feet to a point, SAID POINT BEING THE POINT OF BEGINNING; thence continuing along the same bearing a distance of 410 feet, more or less to the waters of Black Creek (near intersection with St. Johns River); thence in a Southeasterly direction a distance of 195 feet more or less, along the water of Creek mentioned above (or river) to a point (this being the mouth of an existing ravine); thence South 15°28' West a distance of 242 feet more or less to a point; thence South 35°36' West a distance of 140 feet to a point; thence North 79°51' West a distance of 114.6 feet to the point of beginning.

SUBJECT to the following:

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the property.

The above described property is not the homestead property of Grantor. Grantor retains beneficial title in equity and confirms this is a conveyance to the Trustee of a

Grantor Trust which is not pursuant to a sale and, therefore, only minimum documentary stamps are affixed hereto.

Upon the death, resignation, or cessation of service of both Trustees named herein, and upon a recordation in the public records of Duval County, Florida of the death certificate or resignation of said Trustees or an affidavit of the successor Trustee concerning such cessation, title to the land described herein shall be deemed held by the successor Trustee or Trustees as specified in such recorded Affidavit without the need for recording any additional documentation.

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple.

And the said Grantor warrants the title of the subject property against claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set her hand and seal the day and year first above written.

Signed, sealed and delivery
in the presence of

Debra J. Shelton
Debra J. Shelton

Suzanne Scollard Tomlinson
SUZANNE SCOLLARD TOMLINSON
1890 Shadowlawn Street
Jacksonville, Florida 32205-9430

Suzanne C. Kirklin
Suzanne C. Kirklin

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 23rd day of March, 1999, by **SUZANNE SCOLLARD TOMLINSON**, a married woman, who is personally known to me or () has produced _____ as identification.



A. HAMILTON COOKE
MY COMMISSION # CC486476 EXPIRES
September 2, 1999
BONDED THRU TROY FAIR INSURANCE, INC.

A. Hamilton Cooke
Notary Public, State of Florida
My commission expires: 9-2-99

NOTE: Legal description furnished by Grantor. No title search or examination performed or requested.