

This Document Prepared Without Examination of Title or Any Guarantees Whatsoever by:

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Public Records of
St. Johns County, FL
Clerk# 03-094191
O.R. 2112 PG 709
11:20AM 12/29/2003
REC \$9.00 SUR \$1.50
Doc Stamps \$0.70

WARRANTY DEED

Made this 18th day of December, by **ROSEMARY L. McCORMICK**, 125 MARINE ST., St. Augustine, Florida, conveying homestead property, hereinafter called the grantor (reserving unto the grantor a life estate in the subject property), to **ROSEMARY L. McCORMICK, TRUSTEE OF THE ROSEMARY L. McCORMICK LIVING TRUST**, whose post office address is the same, 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)

W I T N E S S E T H: 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 St. Johns County, Florida, to wit:

LOTS 1, 2, 3 & 4, BLOCK 44-A, CITY OF ST. AUGUSTINE, AS RECORDED IN OR 45, PG 604 & OR 1022, PG 378 (LIFE EST) & OR 1085, PG 633 (LIFE EST), PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PARCEL #201240-0000

"SUBJECT TO A LIFE ESTATE RESERVED BY THE GRANTOR ENTITLING HER TO POSSESSION OF THE PROPERTY DURING HER NATURAL LIFE. GRANTOR SHALL BE ENTITLED TO FULL USE AND EXCLUSIVE POSSESSION OF THIS NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST WHICH SERVES AS HER RESIDENCE"

**** EXEMPT FROM DOCUMENTARY TRANSFER TAX ****

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

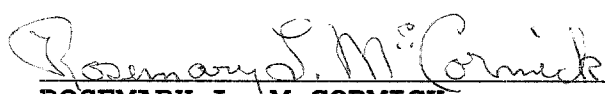
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 2002.

IN WITNESS WHEREOF, that said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


JOSEPH L. BOLES, JR.

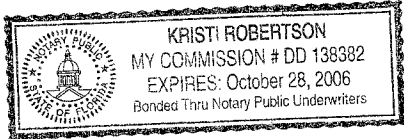

ROSEMARY L. McCORMICK


KRISTI ROBERTSON

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

OR2112PG 710

THE FOREGOING instrument was acknowledged before me this 18 day of December, by ROSEMARY L. McCORMICK who is personally known to me or produced a valid Florida driver's license.



Kristi Robertson
KRISTI ROBERTSON
State of Florida at Large
Commission Expires: 10/28/06
rlm6.03v

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