

File # 54492 Doc: \$7000.00 (\$1,000,000.00) Rec: ~~20.50~~ <sup>29.00</sup>  
In, Return and Prepared by: Carol A. Lagasse, An Employee of  
Estate Title of St. Augustine, Inc.

Address: 71 Carrera Street  
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):  
201240-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the **23rd** day of **November** A.D. **2010** by **ROBERT L. MCCORMICK AND MELANIE M. RUFFIN, CO-SUCCESSOR TRUSTEES OF THE ROSEMARY L. MCCORMICK LIVING TRUST UAD 12/18/03 AND ROBERT L. MCCORMICK AND MELANIE M. RUFFIN EACH CONVEYING THEIR SEPARATE NON HOMESTEAD PROPERTY.** hereinafter called the grantor, to

**DAVID CORNEAL** whose post office address is

4144 Miller Road, Petersburg, PA 16669

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 St. Johns County, State of Florida, viz:

**LOTS 1, 2, 3 AND 4, BLOCK 44-A, CITY OF ST. AUGUSTINE, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.**

GIVING AND GRANTING ALL RIPARIAN RIGHTS TO SAID LOT THAT PARTY OF THE FIRST PART MAY HAVE, HOWEVER NOT WARRANTED.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2011 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament 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, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Margarita Casese  
Witness  
**Margarita Casese**

Print Witness Signature:

Carol A. Lagasse  
Witness:  
Carol A. Lagasse  
Print Witness Signature:

Melanie M. Ruffin  
Signature MELANIE M. RUFFIN, CO-SUCCESSOR TRUSTEE

P.O. Address: 3750 Beaucher Rd  
Jacksonville, FL 32257

Melanie M. Ruffin  
Signature MELANIE M. RUFFIN, INDIVIDUALLY

P.O. Address:

Signature

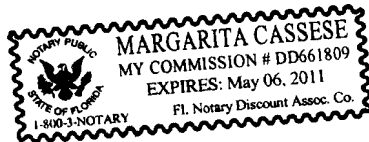
P.O. Address:

Signature

P.O. Address:

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 2010 by MELANIE M. RUFFIN, INDIVIDUALLY AND AS CO-SUCCESSOR TRUSTEE OF THE ROSEMARY L. MCCORMICK LIVING TRUST UAD 12/18/03 who produced driver's license as identification and who did take an oath.



SEAL

Notary Public, State and County Aforesaid

Margarita Casese  
Notary Signature

Printed Notary Signature  
My Commission Expires:

Signed, sealed and delivered in the presence of:

Carol Lagasse  
Witness :

VERCI A. LAGASSE

Print Witness Signature:

Marlene Lagasse  
Witness:  
Marlene Lagasse

Print Witness Signature:

Robert J. McCormick  
Signature ROBERT L. MCCORMICK, CO-SUCCESSOR TRUSTEE  
P.O. Address: 3750 Beauclerk Rd  
Jacksonville FL 32257

Robert J. McCormick  
Signature ROBERT L. MCCORMICK, INDIVIDUALLY  
P.O. Address:

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 19 day of November, 2010 by ROBERT L. MCCORMICK INDIVIDUALLY AND AS CO-SUCCESSOR TRUSTEE OF THE ROSEMARY L. MCCORMICK LIVING TRUST UAD 12/18/03 who produced driver's license as identification and who did not take an oath.



SEAL

Notary Public, State and County Aforesaid

Carol Lagasse  
Notary Signature

Printed Notary Signature  
My Commission Expires: