

State of Florida

County of Dade

I HEREBY CERTIFY, That on this 25th day of September A. D. 1922, before me personally appeared W.G. Coates and Nina J. Coates, his wife to me known to be the person s described in and who executed the foregoing conveyance to J.F. Jaudon and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Nina J. Coates the wife of the said W.G. Coates on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance, for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable in and to the lands therein described, and that she executed said deed freely and voluntarily and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Miami in the County of Dade and State of Florida the day and year last aforesaid.



*M. Antonio Lopez* (Seal)  
Notary Public, State of Florida at large.  
My commission expires January 13, A.D. 1925

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Drew's Form R. E. 4

### Warranty Deed

W.G. Coates et ux  
To

J.F. Jaudon

Date September 25, 1922

ABSTRACT OF DESCRIPTION

RECORD VERIFIED

State of Florida

County of Dade

On this 1st day of May A. D. 1923 at 10 o'clock a.m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 340 of Book 294 in the public records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the 1st Judicial Circuit of said State, in and for said County.

By Bernard Clerk.

By D. C. D. C.

The E. & W. B. Drew Company, Jacksonville, Fla. 3-29-22

*Handwritten initials and date: 1.4.23*

FILED FOR RECORD

AUG 14 1923 9 53 AM

CLERK OF DISTRICT COURT OF FLA.



This Indenture, Made this 25<sup>th</sup> day of September  
A. D. 1922, BETWEEN W.G. Coates and Nina J. Coates, his wife

of the County of Dade and State of Florida

parties of the first part, and J.F. Jaudon

of the County of Dade and State of Florida,

part y of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations Dollars to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do -- grant, bargain, sell and transfer unto the said part y of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Dade and State of Florida more particularly described as follows:

Lots Thirty-one (31) and Thirty-two (32) of an unrecorded Plat made by J.W. Tillis on Sept. 20, 1921, of the West One-half (W<sup>1</sup>/<sub>2</sub>) of Lot Five of that plot of land found between Townships Fifty-three (53) and Fifty-four (54) South, of Range Forty (40) East, Tallahassee Meridian. Plat made from dimensions furnished by blue print of former survey.

Lot Five (5) being more particularly described in Deed No. 16998 from the Trustees of the Internal Improvement Board of the State of Florida to W.G. Coates, under date of July 11, A.D. 1921.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said parties of the first part do covenant with the said part y of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in our presence:

J. J. Elliott  
M. Columbus Jordan

W.G. Coates (Seal)

Nina J. Coates (Seal)