

ABSTRACT OF TITLE

TO

RIVERSIDE,

A Suburb of the City of Jacksonville, Florida.

As Purchased by

Benjamin S. Brigg, }
Swire Smith, } Trustees.

KEIGHLEY, ENGLAND.

1892.

45392

275-

ABSTRACT OF TITLE

—TO—

RIVERSIDE

AS PURCHASED BY

BRIGG & SMITH, Trustees.

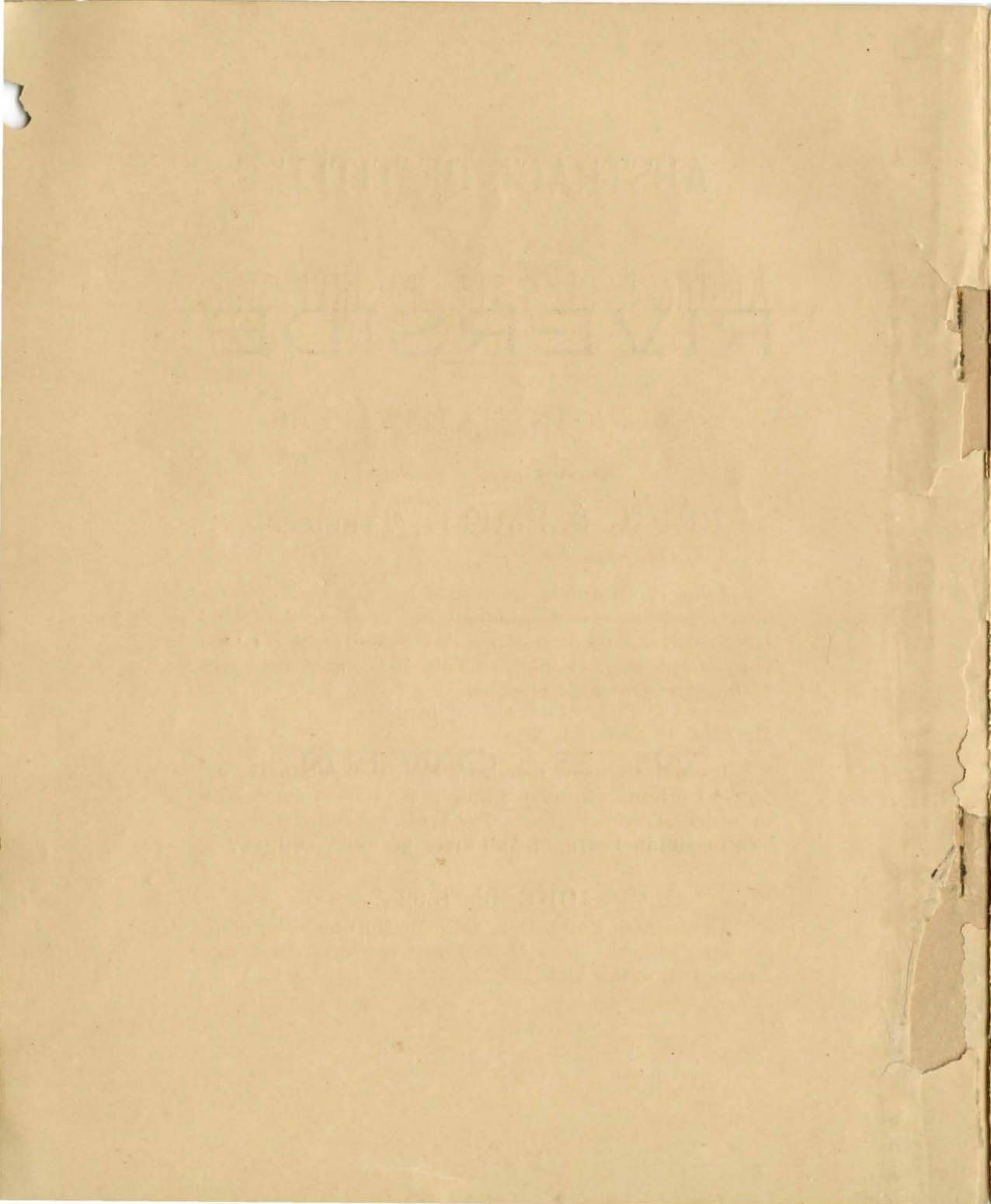
PREPARED FOR

W. B. OWEN,

BY

THE FLORIDA ABSTRACT AND TITLE SECURITY COMPANY

JUNE 18, 1892.



ABSTRACT OF TITLE TO RIVERSIDE,

AMERICAN STATE PAPERS.

(DUFF GREEN'S EDITION.)

1. *Vol. III, page 688.*

John H. McIntosh presented his memorial to this Board, praying confirmation of title to 800 acres of land lying on St. Johns River, opposite Cowford, with certified copy of concession made to Philip Dell, dated February 11th, 1801. Ordered to be filed.

2. *Vol. V, page 384, No. 66.*

Present claimant heirs of Philip Dell (John H. McIntosh), original claimant Philip Dell. Date of concession or order of survey, 1801; 800 acres cancelled by Gov. White, situated on St. Johns River.

3. *Vol. V, page 391, No. 66.*

The heirs of Philip Dell, John H. McIntosh claimant, 800 acres of land. John H. McIntosh produced deed from James Dell to this land, etc.

7. "B" 61. *May 27, 1831, No. — of a settlement.*

F. J. Ross
to
John H. McIntosh. } Quit-Claim Deed.

Tract deeded by McIntosh to said Ross December 4, 1823, 800 acres on north side St. Johns River, near place called Cowford (Jacksonville), which tract was granted to Philip Dell in 1801, and by him conveyed to said McIntosh (December 4, 1823). Two witnesses. Sealed and not acknowledged.

8. "B" 332. *Dec. 6, 1833, filed March 1, 1834. \$2,000.00.*

F. J. Ross
to
Joseph B. Lancaster. } Quit Claim Deed.

Eight hundred acres on west bank of St. Johns River about 2 miles above Jacksonville, on the south side and adjoining McCoy's Creek; it being the Dell tract conveyed by Dell to McIntosh, by him to Ross. Two witnesses. Sealed and acknowledged by witnesses.

9. "E" 362. *May 1, 1844, filed May 30, 1844. \$2,500.00.*

Joseph B. Lancaster
to
Francis I. Ross. } Warranty Deed.

Eight hundred acres called Dell's Bluff, on west side St. Johns River, adjoining McCoy's Creek on the north, it being the Dell grant, granted in 1801, conveyed to McIntosh January 11, 1805, then to said Ross, then to said Lancaster, except 3 acres, also piece 200x100 feet, conveyed to Blanchard and Rider, 3 acres. Two witnesses. Sealed and acknowledged.

10.

Annie B. Lancaster }
 vs. }
 Jas. L. Winter, et. al. }

Decree for Dower, Aug. 25, 1851. Filed Nov. 10, 1859.
 Satisfied.

11. "F" 106. *May 1, 1844, filed May 30, 1844.*

Jas. B. Lancaster }
 to } Warranty Deed.
 Francis I. Ross. }

Eight hundred acres called Dell's Bluff, bounded north by McCoy's Creek, east by St. Johns River, the Dell grant, except a piece containing 3 acres at mouth of McCoy's Creek. Conveyed by said Lancaster to Blanchard and Rider, also a small piece on St. Johns River 200x100 feet back, bounded north by said tract. Two witnesses. Sealed and acknowledged.

12. "F" 107. *March 24, 1845, filed April 14, 1845.*

F. J. Ross }
 to }
 Wm. B. Ross. }

Assignment of all his interest in Deed, on page 106 this book. Two witnesses. Sealed and acknowledged by witnesses.

13. "G" 30. *Feb. 6, 1847, filed March 27, 1847. \$2,400.00.*

William B. Ross and wife, Honorim G. }
 to } Warranty Deed.
 James Winter. }

Eight hundred acres, Dell's Bluff, bounded north by McCoy's Creek, except 3 acres at mouth or near McCoy's Creek, also a tract adjoining said mill tract, 3

acres, 200 on St. Johns River and 100 feet deep. Seals.
Two witnesses. Dower released and acknowledged.

14. "G" 33. *March 24, 1847, filed March 26, 1847.*

James Winter }
to } Mortgage.
William B. Ross. }

Eight hundred acres known as Dell's Bluff, west side of St. Johns River, \$1,000.00, January 1, 1848, and \$900.00 due January 1, 1849, eight per cent. per annum. Satisfied February —, 1850. Two witnesses. Sealed and acknowledged by witnesses.

15. "M" 184. *Aug. 7, 1860, filed same date.* \$1,200.00.

H. W. Jaudon and wife, Elizabeth }
to } Warranty Deed.
James L. Winter. }

All interest said Elizabeth has in her father's, Jas. Winter, real estate, as an heir of said estate, being one-eighth of same. Two witnesses. Seals. Dower released. Acknowledged by one witness.

16. "N" 143. *April 23, 1866, filed May 21, 1866.* \$6,075.00.

H. H. Hoeg and C. S. Emery, }
Commissioners of Estate of } Deed.
James Winter, deceased, }
to }
Uriah Bowden. }

Tract known as Dell's Bluff, containing 800 acres, about 2 miles above Jacksonville, and west side St. Johns River and adjoining McCoy's Creek on the north, excepting parts conveyed, which portion does not effect property in question. Four witnesses. Seals and acknowledged by one witness.

17. "N" 147. *July 13, 1861, filed.* \$1.00.

Frederick Van Souten, Guardian
of Samuel A. Winter
to
Miles Price. } Warranty Deed.

An undivided interest in tract on St. Johns River, known as Dell's Bluff, belonging to the estate of James Winter, being one-eighth part of said tract. Three witnesses. Sealed and acknowledged by one witness. Not sworn to by witness, but acknowledged as if he executed the deed.

18. "N" 157. *July 13, 1861, filed May 22, 1866.* \$100.00.

Frederick Van Souten and wife, Emma
to
Miles Price. } Warranty Deed.

An undivided interest in Dell's Bluff belonging to estate of James Winter; said interest being one-eighth of said tract. Deed signed only by F. Van Souten. Seals. Three witnesses. Acknowledged by one of the witnesses as if he executed the Deed. R. of D. not released.

19. "N" 160. *April 11, 1862, filed May 30, 1866.* \$281.00.

Rebecca Jaudon and husband, Wm. }
to
Miles Price. }

Receipt \$281.00 of Miles Price in full demand and all claims for landed property from my father, James Winter, estate. Two witnesses. Certificate from F. Van Souten that he has sold all his interest as an heir of James Winter, and also, as guardian of Samuel A. Winter, sold claim to Miles Price. Two witnesses. *July 13, 1861.*

20. "N" 172. *April 25, 1866, filed—.* \$500.00.

Uriah Bowden }
 to }
 Miles Price. } Deed.

Dell's Bluff, containing 800 acres, said tract being about 2 miles above Jacksonville on west side St. Johns River and adjoining McCoy's Creek on the north. Same granted to Philip Dell in 1801, except part conveyed, which does not cover property in question. Seal. Two witnesses. Deed not signed by Sarah A. Bowden. Acknowledgment to this Deed incomplete, but refers to Book "O," page 513. Not acknowledged by Uriah Bowden. No clerk's certificate to this Deed.

21. "O" 513. *June 8, 1868, filed same date.* \$1.00.

Sarah A. Bowden, wife of Uriah }
 to }
 Miles Price. }

Relinquishment of Dower in tract known as Dell's Bluff, 2 miles above the town of Jacksonville, adjoining McCoy's Creek. Reference to Deed in Book "N," page 172, etc. Two witnesses. Simply a Release of Dower. No acknowledgment by husband.

22. "O" 509. *May 9, 1868, filed May 23, 1868.* \$100.00.

Miles Price }
 to }
 E. M. Cheney. }

Bond for title to make title to 500 acres south and west of the encampment and adjacent the garden cultivated by the soldiers and all west of the City of Jacksonville. The Deed to be made to E. M. Cheney and John M. Forbes on payment of half of the purchase money,

\$20.00 per acre in gold, and the balance to be paid, \$2,500.00, in gold June 10, 1870. One witness. Sworn to and acknowledged by witness.

23. "O" 522. June 8, 1868, filed June 9, 1868. \$10,000.00.

Miles Price and wife, Georgia }
 to }
 E. M. Cheney in trust to be } Warranty Deed.
 conveyed to John M. Forbes. }

Part of Dell's Bluff tract, T. 2 S., R. 26 E., commencing at a pine marked X, on south line of Dell grant on west bank of St. Johns River, thence north $33\frac{1}{2}$ degrees, west 22 chains, thence north 10 degrees, east 63 chains, thence south 86 degrees, east 79.50 chains, thence up and along said river to beginning; 500 acres being part of the old Philip Dell grant in 1801. Properly signed, sealed and witnessed. Dower released and properly acknowledged.

24. "O" 525. June 8, 1868, filed June 9, 1868. \$5,000.00.

Edward M. Cheney, Trustee }
 to }
 Miles Price. } Mortgage.

As described in preceding Deed \$2,500.00 due June 8, 1869; \$2,500.00 due June 8, 1870, 8 per cent. per annum. Satisfied July 25, 1870, by Clerk. Two witnesses. Seal. Sworn to by one witness.

25. "O" 527. June 8, 1868, filed June 9, 1868. \$11.00.

Miles Price }
 and }
 E. M. Cheney, Trustee. }

Agreement not to sell more than one-fifth of the tract of land described in preceding Mortgage Deed until after first note is paid, and not more than two-fifths until second note is paid. Only signed by Miles Price. Two witnesses. No seal. Sworn to by one witness.

26. "P" 230. *Sept. 28, 1867, filed same date.* \$700.00.

Geo. B. Hack }
to } Quit Claim Deed.
Miles Price. }

All my right and interest to estate of Jas. Winter as coming to me in right of my wife as an heir of said estate. This is only a receipt from Geo. B. Hack for \$700.00 in full of all demands, being due me in right of my wife as one of the heirs of estate of James Winter. Two witnesses. Seal. Sworn to by one witness.

27. "P" 407. *Oct. 22, 1868, filed Jan. 12, 1869.* \$1.00.

Edward M. Cheney, Trustee }
to } Deed.
Edward M. Cheney and John M. Forbes, Trustees. }

Five hundred acres as described in Deed from Miles Price to said E. M. Cheney, subject to a Mortgage Deed to said Price, "O," 522, 523, 524. Properly signed, sealed and witnessed. Acknowledged by E. M. Cheney.

28. "P" 409. *Oct. 22, 1868, filed Jan. 12, 1869.* \$10.00.

Edward M. Cheney, Trustee }
to }
E. M. Cheney and John M. Forbes, Trustees. }

Assignment of Agreement made by Miles Price to said Cheney, Book "O," page 527, etc. Properly signed, sealed, acknowledged and witnessed.

29. "P" 411. *Oct. 22, 1868, filed Jan. 13, 1869.*

John M. Forbes }
to }
Edward M. Cheney. }

Power of Attorney to sell the property as described in preceding Deed on page 408, Book "P," page 409. Two

witnesses. Seal. Acknowledged before a Commissioner for Florida in Boston.

30. "Q" 31. *Feb. 1, 1869.*

Map of Riverside—Property in question.

31. "T" 465. *April 25, 1872, filed May 16, 1872.*

John M. Forbes }
to
Edward M. Cheney. }

Revocation of Power of Attorney made to Cheney to sell and convey property in Riverside is revoked. Two witnesses. Sealed and acknowledged:

32. "D" S. P. M. W., 384. *Feb. 26, 1876, filed same date.*
\$4,000.00.

Theresa O. Winter }
to
Miles Price. } Quit Claim Deed.

Dell's Bluff, containing 800 acres, except part sold, which portion does not affect property in question, etc. Properly signed, sealed and acknowledged. Two witnesses.

33. "U" 243. *March 29, 1873, filed March 29, 1873.*

Edw. M. Cheney and J. M. Forbes, }
Trustees
to
George R. Hall. } Warranty Deed.

Tract conveyed by Miles Price and wife, Georgia, June 8, 1868, to E. M. Cheney, Trustee, in T. 2 S., R. 26 E., part Dell's Bluff. Begin at a pine tree X at intersection of south boundary of said Dell's Bluff with west bank of St. Johns River, thence on old line along south

boundary, north 33 degrees, 30 minutes, west 22 chains to a post at southwest corner of said grant, thence on old line and along west boundary, north 10 degrees, east 63 chains to an oak, X on four sides, thence south 86 degrees, east 79.50 chains to a post at a ditch on west bank of river, being northeast corner of tract, and thence up and along west bank of said river to beginning, containing 500 acres, except lots sold by Cheney and Forbes. Two witnesses. Properly signed, sealed and acknowledged. This is a special W. D.

34. "U" 247. *Mar. 29, 1873, filed Mar. 29, 1873.* \$500.00.

George R. Hall }
 to } Warranty Deed.
 John M. Forbes. }

Tract as described in preceding Deed, with certain lots excepted as sold by Cheney and Forbes. Two witnesses. Properly signed, sealed and acknowledged. This is special W. D.

35. "W" 711. *Oct. 12, 1875, filed Nov. 6, 1875.* \$443.76.

Rebecca Jaudon and husband, William }
 to } Quit Claim Deed.
 Miles Price. }

Dell's Bluff, containing 800 acres, 2 miles above Jacksonville, on west side St. Johns River adjoining McCoy's Creek on north, except part conveyed, which does not cover property in question. Two witnesses. Properly signed and sealed. Dower released and properly acknowledged.

36. "W" 745. *Nov. 16, 1875, filed Nov. 19, 1875.* \$4,000.00.

Joseph N. Haddock and wife, Martha }
 to } Quit Claim Deed.
 Miles Price.

Tract known as Dell's Bluff, containing 800 acres, 2 miles above Jacksonville, on west side St. Johns River adjoining McCoy's Creek on north, except part sold, which does not cover property in question. Three witnesses. Properly signed, sealed and acknowledged. Dower released.

37. *W" 760. Oct. 30, 1875, filed Nov. 26, 1875.* \$900.00.

Cynthia V. Hack and husband, Geo. B. }
 to } Quit Claim Deed.
 Miles Price.

Conveys same as described in preceding Deed with same exceptions. Two witnesses. Properly signed, sealed and acknowledged. Dower released.

38. "Y" 71. *Sept. 23, 1876, filed Oct. 2, 1876.* \$200.00.

Emma Van Souten and husband, F. }
 to } Quit Claim Deed.
 Miles Price.

Conveys Dell's Bluff, 800 acres, same as described in preceding Deed. To witnesses. Properly signed, sealed and acknowledged. Dower released.

39. "A-C" 420. *Mar. 4, 1879, filed Feb. 24, 1879.* \$1,000.00.

Elizabeth Jaudon and husband, }
 Henry W. } Warranty Deed.
 to }
 John M. Forbes.

One-eighth undivided interest in tract in T. 2 S., R. 26 E., being part of Dell's Bluff. Beginning at a pine X at intersection of south boundary of said Dell's Bluff grant,

42. "B-A" 353. *Aug. 4, 1886, filed Aug. 10, 1886.* \$5.00.

Miles Price and wife, Georgia }
 to } Quit Claim Deed.
 John M. Forbes.

Part of Ross grant, south of a line beginning at a ditch on west bank of St. Johns River, thence to southwest corner of a one-acre tract conveyed by Peter Robinson Dec. 31, 1870, "S," 107, said line being the line originally intended to be north line of Riverside tract, and a line drawn from same starting point running north 86 degrees, west variation 3 degrees, 30 minutes, east to west boundary line of said grant. Two witnesses. Properly signed, sealed and acknowledged. Dower released.

43. "B-B" 140. *July 13, 1886, filed July 15, 1886.* \$10.00.

Robert H. and wife, Emma A. and }
 James M. Winter } Quit Claim Deed.
 to
 Miles Price.

Tract on St. Johns River, west of Jacksonville, known as Ross grant or Dell's Bluff, now Riverside and Brooklyn, same conveyed to M. Price by U. Bowden and wife, April 5, 1866, "N," 172. Three witnesses. Properly signed, sealed and acknowledged. Dower released by said Emma.

44. "A-A" 431. *July 20, 1857, filed March 13, 1877.*
 \$1,000.00.

Mellen W. Drew }
 to } Quit Claim Deed.
 J. M. Forbes.

All interest he has in lots 4 and 5, block 1; lots 2 and 3, block 4; all block 6 and 7; lots 3, 4, 5, 6, 7 and 8, block 9; lots 1, 2, 3, 4, 5, 6, 7, 8 and 9; block 10; lots 1 and 10, block

11; all blocks 13 and 15; lots 3, 4, 5, 6, 7 and 8, block 16; all blocks 17, 18, 19, 20, 21 and 24; block 22, except lot 3; block 23, except lot 10; block 25, except lots 2 and 4; block 29, except lots 4, 6 and 7; all blocks from 29 to 115 inclusive. Comprising 87 lots and other property, Riverside. Two witnesses. Properly signed, sealed and acknowledged.

45. "B-N" 140. *July 5, 1877, Jan. 3, 1889.* \$22.67.

Henry A. L'Engle, Collector of Revenue }
 to. }
 Geo. R. Hall. } Certificate.

Lots 4 and 5, block 1, Riverside, assessed to John M. Forbes. Certificate 994, Revenue of 1876.

46. "B-N" 141. *Jan. 3, 1889.*

Geo. R. Hall }
 to
 John M. Forbes. }

Assignment of within Certificate above.

47. "B-N" 119. *July 5, 1887, Jan. 3, 1889.* \$14.64.

48. "B-N" 120. *Jan. 3, 1889.*

Henry A. L'Engle, Collector }
 to
 Geo. R. Hall }
 to
 John M. Forbes. } Certificate.

Block 17, Riverside, assessed to Forbes, No. 985, Revenue of 1876. Assigns above Certificate.

49. "B-N" 120. *July 5, 1877, filed Jan. 3, 1889.* \$14.64.
 50. "B-N" 121. *Jan. 3, 1889.*

Henry A. L'Engle, Collector }
 to
 Geo. R. Hall } Certificate.
 to
 John M. Forbes. }

Block 7, Riverside, assessed to John M. Forbes, No. 997, Revenue of 1876. Assigned above Certificate.

51. "B-N" 123. *July 5, 1887, filed Jan. 3, 1889.* \$28.03.
 52. "B-N" 124. *Jan. 3, 1889.*

Henry A. L'Engle, Collector of Revenue }
 to
 Geo. R. Hall } Certificate.
 to
 John M. Forbes. }

Block 6, Riverside, assessed to John M. Forbes, No. 976, Revenue of 1876. Assignment of within Certificate.

53. "B-N" 135. *July 5, 1877, filed Jan. 3, 1889.* \$54.80.
 54. "B-N" 136. *Jan. 3, 1889.*

Henry A. L'Engle, Collector }
 to
 Geo. R. Hall } Certified.
 to
 John M. Forbes. }

Lots 2 and 3, block 4, Riverside, assessed to John M. Forbes, No. 975, Revenue of 1876. Assigns above Certificate.

55. "B-N" 138. *July 5, 1877, filed Jan. 3, 1889.* \$20.00.

56. "B-N" 138. *Jan. 3, 1889.*

Henry A. L'Engle, Collector	}	Certificate.
to		
Geo. R. Hall		
to		
John M. Forbes.		

Lots 1, 4, 5, 6, 7, 8, block 10, Riverside, assessed to John M. Forbes, No. 980, Revenue of 1876. Assign within Certificate.

57. "B-N" 144. *July 5, 1877, filed Jan. 3, 1889.* \$94.43.

58.

Henry A. L'Engle, Collector	}	Certificate.
to		
Geo. R. Hall		
to		
John M. Forbes.		

All blocks 29 to 115 inclusive, Riverside, assessed to John M. Forbes, No. 995, Revenue of 1876. Assign within Certificate.

59. "B-P" 378. *June 7, 1889, filed June 19, 1889.*

\$375.00.

J. M. Forbes and wife, S. S.	}	Warranty Deed.
to		
Mellen W. Drew and Benj. P. Hazeltine.		

Undivided one-half interest in lots 3, 4, 5, block 1; lot 4, block 3; lots 2 and 3, block 4; block 6 and block 7; lots 6 and 7, block 10; lots 4 and 5, block 17; lot 8, block 25; lots 1 and 4, block 31; lots 4, 7, 8, 9, block 30; block 32; lots 6, 7, 8, 9, 10, block 33; lots 2, 3, 4, 5, 6, 7, 8, 9, 10, block 34; block 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50; lots 2,

3, 4, 5, 6, 7, 8, 9, 10, block 53; blocks 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104; lots 1, 2, 3, 4, 5, 6, 7, 8, block 105; lots 2, 3, 4, 5, 6, 7, 8, 9, 10, block 106; lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, block 107; blocks 108, 109, 110, 111, 112, 113, 114, 115, Riverside, "Q," 31. Also, undivided half interest to following: it being understood that the following lands are now held by divers parties under contract for deed, that one-half the unpaid purchase money is to be paid to second party, and when all purchase money is paid second party, to join in execution of the deed: lot 8, block 10; lot 2, block 30; lot 1, block 106; north half lot 9, block 23; lots 5 and 6, block 30; lot 5, block 33; lot 1, block 34; lots 1 and 10, block 18; all block 35; lots 4, 7, 8, block 21; lots 8 and 9, block 18; lots 6, 7, 8, block 9; lots 10 and 11, block 8; all block 51; lots 1, 2, 3, 4, block 33; lot 1, block 53; blocks 20, 64, 52; lot 1, block 4; lots 9 and 10, block 13; lots 3, 4, 5, 6, 7, 8, 9, block 8; lots 4, 5, 6, 7, block 18; fraction of lot adjoining lots 5 and 6, block 8, Riverside, "Q," 131. Two witnesses. Properly signed, sealed and acknowledged. Dower released.

60. *Plat Book 1, p. 109, February 5, 1891.*

Plat of Riverside, showing property in question.

60a.

Mellen W. Drew and Benj. P. Hazeltine and wife, Camilla A., J. M. Forbes and wife, Sarah S., by B. P. Hazeltine and M. W. Drew, Attorneys in fact. to B. S. Brigg and Swire Smith, Trustees.	}	Warranty Deed.
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Dated June 25, 1892, and recorded July 6, 1892, in book "81," page 767. Consideration, \$95,000.00.

Conveys lots 4 and 5, block 1; lot 4, block 3; lots 2 and 3, block 4; blocks 6 and 7; lots 6 and 7, block 10; lot 5, block 17; fractional lot 4, block 31; lots 4, 7, 8, 9, block 30; lots 6, 7, 8, 9, 10, block 33; lots 6, 7, 8, 9, 10, block 34; fractional block 36; lots 2, 3, 4, 5, 6, 7, 8, 9, 10, block 37; fractional block 39, including fractional lot on north side lot 6 in said block purchased from Anna S. Elliot and excepting fractional lot on north side lot 1 in said block sold to Anna S. Elliott; blocks 40, 41, 42, 43, 44, 46, 47, 48, 49, 50; fractional blocks 116 and 117; all of block 53 except lot 1; blocks 54, 55, 56; fractional block 57; lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, block 58; blocks 59, 60, 61, 62, 63, 65, 66, 67, 68; lots 1, 2, 3, 4, 9, 10, 11, block 69, and fractional block 70, containing lots 1, 2, 7, 8; blocks 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, and fractional blocks 101 and 119; blocks 102, 103, and all of block 104, except lot 8; lots 1, 2, 3, 4, 5, 6 and 7, in block 105; all of fractional block 106, except lot 1; all of block 107, except lot 3; blocks 108, 109, 110, 111, 112, 113, 114, 115, in Riverside, book 1 of plats, page 109.

60b.

Mellen W. Drew and Benj. P. Hazeltine and wife, Camillia A., J. M. Forbes and wife, Sarah S.,
by B. P. Hazeltine and M. W. Drew, Attorneys
in fact.
to
B. S. Brigg and Swire Smith,
Trustees. } Quit Claim Deed.

Dated June 25, 1892, and recorded July 6, 1892, in book "81," page 774. Consideration, \$500.00.

Conveys as shown on Riverside map as recorded in plat book 1, page 109. Fractional lots 7 and 8, block 58; all of lots 5, 8, and fractional lot 6, block 69; all of lots 3, 6, and fractional lots 4, 5, block 70; all of lots 2 and 5, and fractional lots 3 and 4, block 81; all of lot 1 and fractional lots 2, block 118.

MORTGAGES.

61. "A" 98. Mar. 1, 1869, *filed same date.* \$1.00.

Miles Price
to
Edw. M. Cheney and } Partial Release of Mortgage.
John M. Forbes. }

Blocks 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16, 17, 22, 23, 24,
25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, Riverside, "Q,"
31. Mortgage in "O," p. 525. Properly signed, sealed
and acknowledged.

TAX DEEDS.

62. "A" 184. *May* 18, 1887. \$371.71.

State of Florida }
to } Tax Deed.
Mellen W. Drew. }

Lots 4 and 5, block 1; lots 2 and 3, block 4; all of blocks 6 and 7; lots 3, 4, 5, 6, 7, 8, block 9; lots 1, 2, 4, 5, 6, 7, 8, 9, block 10; lots 1 and 10, block 11; all blocks 13 and 15; lots 3, 4, 5, 6, 7, 8, block 16; all blocks 17, 18, 19, 20, 21, 24; block 22, except lot 3; block 23, except lot 10; block 25, except lots 2 and 4; block 29, except lots 4, 6, 7; all blocks 29 to 115 inclusive, Riverside and other property sold May 3, 1876. Tax of 1875.

TAX SALES.

63. *Certif.* 3½. *May* 3, 1876. *Tax of* 1875. \$371.77.

J. M. Forbes by Collector }
 to
Geo. R. Hall. }

Lots 4 and 5, block 1; lots 2 and 3, block 4; all blocks 6 and 7; lots 3, 4, 5, 6, 7, 8, block 9; lots 1, 4, 5, 6, 7, 8, 9, block 10; lots 1 and 10, block 11; blocks 13, 15; lots 3, 4, 5, 6, 7, 8, block 16; all blocks 17, 18, 19, 20, 21; block 22, except lot 3; block 23, except lot 10; block 24; block 25, except lots 2 and 4; block 29, except lots 4, 6, 7; all blocks 29 to 115. Certificate transferred and Deed made to Mellen W. Drew, May 18, 1877.

64. *Certif.* 357. *June* 6, 1876. *Tax of* 1874. \$11.80.

Unknown by Collector }
 to
State of Florida. }

Lot 4, block 3, Riverside. Redeemed June 28, 1885, by M. W. Drew.

65. *Certif.* 358. *June* 6, 1876. *Tax of* 1875. \$10.45.

Unknown by Collector }
 to
State of Florida. }

Lot 4, block 3, Riverside. Redeemed June 28, 1885, by M. W. Drew.

66. *Certif.* 974. *July* 6, 1877. *Tax of* 1876. \$22.67.
 J. M. Forbes by Collector }
 to }
 M. W. Drew. }
- Lot 4 and 5, block 1, Riverside. Redeemed by John M. Forbes July 5, 1877.
67. *Certif.* 975. *July* 6, 1877. *Tax of* 1876. \$54.80.
 J. M. Forbes by Collector }
 to }
 M. W. Drew. }
- Lots 2 and 3, block 4, Riverside. Same as above.
68. *Certif.* 976. *July* 6, 1877. *Tax of* 1876. \$28.02.
 J. M. Forbes by Collector }
 to }
 M. W. Drew. }
- Block 6, Riverside. Same as above.
69. *Certif.* 977. *July* 7, 1877. *Tax of* 1876. \$14.64.
 J. M. Forbes by Collector }
 to }
 M. W. Drew. }
- Block 7, Riverside. Same as above.
70. *Certif.* 978. *July* 6, 1877. *Tax of* 1876. \$14.64.
 J. M. Forbes by Collector }
 to }
 M. W. Drew. }
- Block 8, Riverside. Same as above.
71. *Certif.* 980. *July* 6, 1877. *Tax of* 1876. \$19.99.
 J. M. Forbes by Collector }
 to }
 M. W. Drew. }
- Lots 1, 4, 5, 6, 7, 8, 9, block 10, Riverside. Same as above.

72. *Certif.* 985. *July* 6, 1877. *Tax of* 1876. \$14.64.

J. M. Forbes by Collector }
 to
 M. W. Drew. }

Block 7, Riverside. Same as above.

73. *Certif.* 995. *July* 6, 1877. *Tax of* 1876. \$94.43.

J. M. Forbes by Collector }
 to
 M. W. Drew. }

Block 29 to 115 inclusive, Riverside. Same as above.

74. *Certif.* 588. *June* 9, 1878. *Tax of* 1877. \$12.80.

Unknown by Collector }
 to
 State of Florida. }

Lot 5, block 6, Riverside. Cancelled and surrendered.

75. *Certif.* 180. *Aug.* 19, 1878. *Tax of* 1877. \$14.64.

Unknown by Collector }
 to
 State of Florida. }

Lot 5, block 6, Riverside. Cancelled and surrendered.
 Evidence produced as to payment of taxes. (This information from Comptroller's office.)

76. *Certif.* 155. *May* 4, 1880. *Tax of* 1879. \$32.70.

Unknown by Collector }
 to
 State of Florida. }

Lot 4 and 3, block 3, Riverside, Redeemed by M. W. Drew, June 24, 1882. \$50.18.

PROBATE COURT RECORDS.

77. *Dated Nov. 16, 1846.*

LAST WILL OF JAMES WINTER..

Residue of my property, real and personal, I give and devise to all my children who may survive me, to be equally divided among them, share and share alike, and if any one of my children now living should die before me, having children, my desire and intention is that the latter should take one share in such division as the representatives of their said deceased parents. 6th. I hereby nominate, appoint, constitute my sons, Robert Winter and James Winter, executors and trustees of my daughters.

78. Order granting Letters Testamentary to James Winter, dated and filed February 23, 1857.
79. Letters Testamentary granted James Winter, February 23, 1857. Filed same date.
80. "D" 10. Order appointing Aristides Doggett, administrator *de boninone*, September 29, 1875.
81. Letters granted Aristides Doggett, February 4, 1877, "B," 276. Oath dated and filed February 4, 1877.
82. Petition of Fred. Van Souten for letters of guardianship of Samuel A. Winter, a minor, March 20, 1857.
83. Order granting letters of guardianship, March 9, 1857.

84. Letters granted Fred. Van Souten, March 16, 1857.
85. Affidavit of guardian, March 16, 1857. Bond in sum of \$7,000.00, dated March 16, 1857, filed same date and approved same date.
86. Bond of administrator, James Winter, in the sum of \$1,000.00, filed and approved April 6, 1857.

CIRCUIT COURT RECORDS.

87. *Chancery*, "3," 340, *Aug.* 18, 1874.

S. A. Winter, }
vs. }
Miles Price, et. al. }

Ordered that sale of real estate in bill of complaint mentioned be set aside as null and void, that plaintiff is an heir-at-law under will of James Winter, and is entitled to one-eighth of following lands: one-eighth of Dell's Bluff tract, above Jacksonville, on west side of River St. Johns, containing 800 acres and other property. Further ordered that said one-eighth of said land be ascertained and set off to said Samuel A. Winter, and that the sum of \$225.00 received by plaintiff from defendant Miles Price, be returned to said Price. Defendant to pay \$227.15 costs of this suit.

88. "12," 789, *June* 17, 1889.

John M. Forbes, }
vs. }
August Buesing. }

Plaintiff to recover in fee simple to viz: Beginning at stake at southwest corner of fence of defendant, which stake is 10 degrees east, 230 feet from a stake which stands 112 feet east of southeast corner of lot 2, sec. 22, T. 2, R. 26 east, thence north 13 degrees, east 468 feet to stake, thence south 87 degrees, east 214 feet, thence south 13 degrees, west 468 feet to corner of defendant's fence, thence north 87 degrees, west 214 feet to beginning, and costs \$6.80.

(This is in the Quit Claim Deed to B. & S.)

UNITED STATES COURT RECORDS.

89. 15 *Florida Reports*, 66.

Price, et. al. }
vs. }
Winter. }

Samuel A. Winter brought suit in Circuit Court for Duval County., vs. Miles Price, et. al., to test the validity of Commissioner's Sale as to his interest, he being a minor at the date of sale (see entry No. 139.) The sale on appeal to the Supreme Court was held valid.

I certify that I have carefully compared the foregoing Abstract of Title with the records of Duval County, Florida, at your request, and that all liens affecting the instruments as mentioned to be duly recorded, and that all liens affecting the title to said property are herein set forth, as well as all tax titles.

I pronounce the titles good in Messrs. Brigg & Smith, Trustees.

(Signed.)

July 20th, 1892.

W. B. OWEN,

Attorney.

RIVERSIDE

W. H. RAYMOND & COMPANY

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