

RETURN TO AND PREPARED BY:



RICHARD R. SWANN, ESQUIRE  
SWANN & HADLEY, P.A.  
1031 W. MORSE BLVD., SUITE 350  
WINTER PARK, FL 32789

PROPERTY APPRAISER PARCEL  
IDENTIFICATION (FOLIO NUMBERS #3022250002-000-00300 and #3022250002-000-00700 (Parcel 1); #0122245001-020-00001 (Parcel 2); #0122245001-021-00000 (Parcel 3); #0122245001-020-00000 (Parcel 4))

**WARRANTY DEED**

(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.)

**This Warranty Deed** made this 29TH day of MAY, 2009, between Slim's Properties, Inc., a Florida corporation a/k/a S.L.I.M.S. Properties, Inc. whose post office address is: 16405 West Colonial Drive, Oakland, Florida 34787 and Cary J. Malever, a single person, whose post office address is: 301 Sampey Road, Groveland, Florida 34736, collectively referred to as grantor, and Southgate of Lake County, LLC, a Florida limited liability company, whose post office address is: 301 Sampey Road, Groveland, Florida 34736, grantee:

**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten and no/100ths Dollars (\$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, lying and being in Lake County, Florida, to-wit:

See **Exhibit "A"** attached hereto and made a part hereof by this reference.

This property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

**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, 2008, and restrictions and easements of record, if any, however, this reference does not operate to reimpose the same.

**IN WITNESS WHEREOF**, the said grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Karen M. Brown  
Karen M. Brown  
Print Name


Sharon B. Abner  
SHARON B. ABNER  
Print Name

Cary J. Malever

STATE OF FLORIDA        )  
  ) ss:  
COUNTY OF ORANGE     )

The foregoing instrument was acknowledged before me this 1st day of June, 2009, by Cary J. Malever. He is personally known to me or has produced a Florida driver's license as identification.

Sharon B. Abner  
NOTARY PUBLIC    SHARON B. ABNER  
PRINTED NAME: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
 Sharon B. Abner  
Commission # DD549439  
My Comm. Expires: 05/08/2010

[Signature]

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**EXHIBIT "A"**  
**Legal Description**

**PARCEL 1:**

THE SOUTH 165 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING EAST OF STATE ROAD NO. 33, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF STATE ROAD NO. 33 AND THE NORTH LINE OF THE SOUTH 165.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, THENCE RUN NORTH 89°38'25" EAST ALONG THE NORTH LINE OF THE SAID SOUTH 165 FEET, A DISTANCE OF 150.29 FEET; THENCE SOUTH 00°36'32" EAST A DISTANCE OF 84.68 FEET; THENCE SOUTH 89°23'28" WEST 150.34 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 33; THENCE NORTH ALONG THE EAST LINE OF SAID HIGHWAY 85.33 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

TRACT NO. 20, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO DESCRIBED AS BEING THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LESS AND EXCEPT THAT PART OF SAID TRACT NO. 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE WEST 310 FEET; THENCE SOUTH 200 FEET; THENCE EAST 310 FEET; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ALSO DESCRIBED AS TRACT NO. TWENTY-ONE (21), ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PARCEL 4:**

THE EAST 310 FEET OF THE NORTH 200 FEET OF TRACT 20, GROVELAND FARMS, IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

H:\Swann Richard\Malever-Langlely Workout\Legal Description for mortgage.doc  
taken from title commitment and read with survey 5-27-09

A handwritten signature in black ink, appearing to be 'R. Swann', is written over the text of Parcel 4 and extends into the footer area.