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CFN 2006084417
Bk 03175 Pgs 0963 - 967; (5pgs)
DATE: 06/02/2006 09:39:30 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 44.00
DEED DOC 0.70

For Recording Purposes Only

Prepared By ~~and Return To:~~
C. David Brown, II, P.A.
Broad and Cassel
Bank of America Center
P.O. Box 4961
Orlando, Florida 32802-4961

Note to Recording Clerk: This deed is not subject to documentary stamp tax. See, Department of Revenue Rules 12B-4.013 (32), F.A.C.; and see Crescent Miami Center, LLC v. Florida Department of Revenue No. SC03-2063.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **HARTWOOD PROPERTIES, INC.**, a Florida corporation, whose mailing address is c/o Broad and Cassel 390 North Orange Avenue, Suite 1400, Orlando, Florida 32801 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, BARGAINED, SOLD and CONVEYED**, and by these presents does **GRANT, BARGAIN, SELL and CONVEY** unto **HARTWOOD RESIDENTIAL, LLC**, a Florida limited liability company, whose mailing address is c/o Broad and Cassel 390 North Orange Avenue, Suite 1400, Orlando, Florida 32801 ("**Grantee**"), that certain parcel of land located in Lake County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**"), none of which are sought to be reimposed hereby.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, and its successors and assigns, and Grantor does hereby **WARRANT and FOREVER DEFEND** all and singular the Property unto Grantee, and its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, solely for the benefit of Grantor and its successors and assigns, does hereby assume and agree to pay all ad valorem taxes pertaining to the Property for the calendar year 2006 and subsequent years, and Grantee does further agree to defend, indemnify and hold Grantor harmless from any liability for the payment thereof.

Executed as of the 25th day of May, 2006.

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SHUTTS & BOWEN LLP
300 SOUTH ORANGE AVE
STE 1000
ORLANDO, FL 32801
Return S&B
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Signed, sealed and delivered
in the presence of:

HARTWOOD PROPERTIES, INC.,
a Florida corporation

Sarah Wilkins
Print Name: Sarah Wilkins

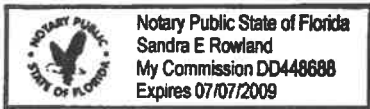
By: CDB
C. David Brown, II, President

Sandra E Rowland
Print Name: Sandra E. Rowland

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of May, 2006, by C. David Brown, II, as President of **HARTWOOD PROPERTIES, INC.**, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced as identification.

Sandra E Rowland
(Signature of Notary Public)



(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeasterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W,

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23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.
2. Matters reflected upon the plat of Monte Vista Park Farms, according to the plat thereof, as recorded in Plat Book 2, Page 27.
3. Right-of-Way Easement from Harry J. Schuur, III, Richard S. Patrick, Robert R. Tope, William O. Moore, and Earl M. Crittenden to Sumter Electric Cooperative, Inc., dated November 16, 1978 and recorded December 26, 1978 in Book 666, Page 364.
4. Right-of-Way Easement from Donald J. Fraser, B. Thomas Prince, and John R. Arnold, to Sumter Electric Cooperative, Inc., dated October 30, 1978 and recorded December 26, 1978 in Book 666, Page 370.
5. Terms and conditions of that unrecorded Forestry Management Agreement dated June 28, 2004 by and between Hartwood Properties, Inc., as Owner, and Kenneth R. Walker.