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PREPARED BY, RECORD AND RETURN TO:

Christopher J. Hurst, Esquire
Christopher J. Hurst, P.A.
4540 Southside Boulevard, Suite 302
Jacksonville, Florida 32216

REL →

NOTE TO CLERK: This deed is given in compliance with the terms and conditions of the Agreements by which Grantor acquired the Property being conveyed and other adjacent lands. Documentary stamps were affixed to the Deed by which Grantor acquired title to the Property and additional documentary stamps are not due with respect to this deed. Minimum documentary stamps are affixed hereto.

COOPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 10th day of February, 2006, by **Elkton 2500, LLC**, a Florida limited liability company, hereinafter called Grantor, whose post office address is 4540 Southside Blvd., Suite 202, Jacksonville, Florida 32216, to **207 Partners, LLC**, a Florida limited liability company, hereinafter called Grantee, and whose post office address is 9310 Old Kings Road S., Suite 801, Jacksonville, Florida 32257.

(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 Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **St. Johns**, State of Florida, to-wit:

The South 60 feet of the Northwest Quarter of the Northwest Quarter and the South 60 feet of the Northeast Quarter of the Northwest Quarter, all in Section 30, Township 8 South, Range 29 East, St. Johns County, Florida lying East of the East Right-of-Way line of County Road Number 305 and Southeasterly of the Southeasterly Right-of-Way of the Florida East Coast Railroad Right-of-Way, more particularly described on Exhibit 1 attached hereto.

Parcel Identification Number: 140525 0040

Grantee's Federal ID #: _____

COOPY

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GRANTOR DOES HEREBY RESERVE unto itself and its successors and assigns a non-exclusive and perpetual sixty foot (60') wide easement on, over, upon, across, under and through the Property ("Easement"), for purposes of providing ingress, egress, and regress thereto, including the installation, maintenance and repair of utilities and other services (such as electrical, water, sewer, cable and other communication lines) including but not limited to purposes of maintaining, operating and developing Grantor's Benefitted Lands (as hereinafter defined) and all other lawful purposes. Neither Grantor nor Grantee shall be required to construct or maintain a road on the Easement. Grantor and Grantee agree that should either party wish to convey the Easement premises to a governmental entity, both parties herein agree to join with the other party in such conveyance, for no additional consideration.

Prior to a conveyance of the Easement to a governmental entity, the Easement is relocatable by Grantee with Grantor's consent, such consent not to be unreasonably withheld. To relocate the Easement Grantee shall provide a replacement sixty foot (60') wide easement on, over, upon, across, under and through its property to provide access to and from the Benefitted Lands of Grantor and State Road 207 or County Road 305. Grantor and Grantee agree to mutually and in good faith determine the location of any replacement easement. The Benefitted Lands are the Lands more particularly described on Exhibit 2 attached hereto together with any other lands acquired by Grantor which are adjacent and/or contiguous to the Lands described on Exhibit 2 that Grantor may acquire in the future.

SUBJECT TO taxes accruing subsequent to December 31, 2005.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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 claiming by, through or under Grantor, but against none other.

COPY

IN WITNESS WHEREOF, the said Grantor has set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Elkton 2500, LLC, a Florida limited liability company

[Handwritten signature of Cori Wilson]
Witness #1 signature

By: *[Handwritten signature of W. Howard White]*
W. Howard White
Manager

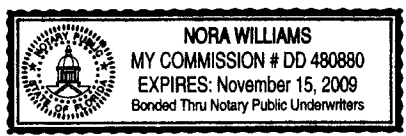
Cori Wilson
Witness #1 printed name

[Handwritten signature of Jonathan D. Wardle]
Witness #2 signature

Jonathan D. Wardle
Witness #2 printed name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of February, 2006, by W. Howard White, as Manager of Elkton 2500, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

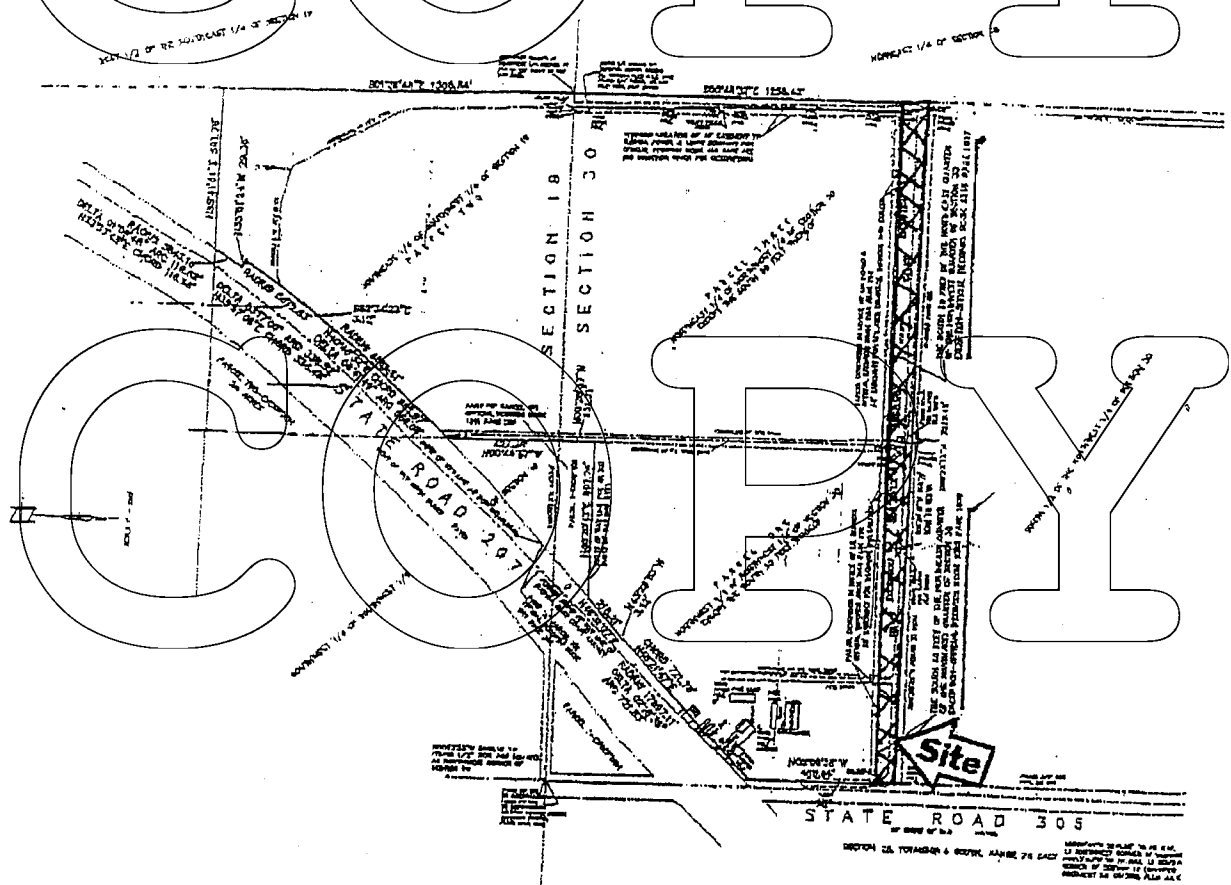


[Handwritten signature of Nora Williams]
Notary Public
My Commission Expires:

COOPY
(Notary Seal)

COPY

EXHIBIT I
Depiction of the Access Parcel



COPY

COPY

NOT THIS SURVEY BE BEARING ON THE
 THESE PARCELS BEING TO BE
 SURVEYED AND BOUNDARY

CHECKED BY: FILE: 10122 DRAWN BY: JLB

BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE JACKSONVILLE BEA

EXHIBIT 2

THE EAST HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND THE NORTH HALF OF THE NORTHEAST ONE QUARTER AND THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER, AND THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER, AND THE NORTH HALF OF THE SOUTHEAST ONE QUARTER, AND THE EAST HALF OF THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER, AND THE SOUTH 60 FEET OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER, AND THE SOUTH 60 FEET OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER, ALL LYING IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH $88^{\circ}20'13''$ EAST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 2614.59 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 19 AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $88^{\circ}20'13''$ EAST, ALONG SAID SOUTH LINE, 1307.29 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 19; THENCE NORTH $01^{\circ}25'11''$ WEST, ALONG THE EAST LINE OF SAID WEST ONE HALF, 2601.34 FEET TO THE NORTHEAST CORNER OF SAID WEST ONE HALF; THENCE NORTH $89^{\circ}03'43''$ EAST ALONG THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 19, A DISTANCE OF 1308.56 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST ONE QUARTER; THENCE SOUTH $01^{\circ}23'32''$ EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 2584.79 FEET TO THE SOUTHEAST CORNER OF SAID SECTION, ALSO BEING THE NORTHEAST CORNER OF AFORESAID SECTION 30; THENCE SOUTH $01^{\circ}23'32''$ EAST, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 3960.92 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 30; THENCE SOUTH $88^{\circ}20'36''$ WEST, ALONG THE NORTH LINE OF SAID SOUTH ONE HALF, 2654.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 30; THENCE NORTH $00^{\circ}48'32''$ WEST, ALONG SAID EAST LINE, 1320.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE QUARTER; THENCE SOUTH $88^{\circ}20'12''$ WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER, 661.30 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE HALF OF THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30; THENCE NORTH $00^{\circ}38'35''$ WEST, ALONG THE EAST LINE OF SAID WEST ONE HALF, 1322.53 FEET TO THE NORTHWEST CORNER OF SAID WEST ONE HALF; THENCE SOUTH $88^{\circ}20'12''$ WEST, ALONG THE NORTH LINE OF SAID WEST ONE HALF AND ALONG THE NORTH LINE OF THE

SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30, A DISTANCE OF 1942.20 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 305 (AN 80 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE NORTH 00°09'41" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.02 FEET TO A LINE LYING 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30; THENCE NORTH 88°20'12" EAST, ALONG SAID PARALLEL LINE AND ALONG A LINE LYING 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30, A DISTANCE OF 2598.98 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST ONE QUARTER; THENCE NORTH 00°48'32" WEST, ALONG SAID EAST LINE, 1258.43 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT OF WAY FOR PUBLIC DRAINAGE DITCH OR PUBLIC ROAD OVER THE SOUTH AND EAST 35 FEET OF THE SAID NORTH HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 30.

CONTAINING 341.02 ACRES, MORE OR LESS

LESS AND EXCEPT:

THE SOUTH 60 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 60 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 305 AND SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY.

COPY