



Prepared by:
Cindy Brown
Land Title of America Group
3700 U.S. Highway 1 South
St. Augustine, Florida 32086-7150
L29248
Parcel Account Number: 140340-0000/140525-0000/140525-0020/140520-0000

5 Minute Return
(904) 797-9600

(Space above for recording information)

WARRANTY DEED

THIS INDENTURE made this 23rd day of August, 2005 BETWEEN J. Leighton Middleton, a married man conveying his interest in non-homestead property and Middleton Packers, Inc., a Florida corporation, GRANTOR*, whose post office address is P. O. Box 117, Elkton, Florida 32033-0117, and 207 Partners LLC, a Florida Limited Liability Company, GRANTEE*, whose post office address is 9310 Old Kings Road, #801, Jacksonville, Florida 32257.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of ST. JOHNS, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS OF RECORD, IF ANY; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinance that may affect subject property; SUBJECT TO Taxes for the year 2005 and Subsequent Years

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

[Signature]
Witness: W.D. MITCHELL

[Signature]
J. Leighton Middleton

[Signature]
Witness: ANDY SCOTT
COUNTY OF ST. JOHNS

[Signature]
J. Leighton Middleton, President of
Middleton Packers, Inc.

STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on August 23rd, 2005 by J. Leighton Middleton, a married man conveying his interest in non-homestead property and J. Leighton Middleton, President of Middleton Packers, Inc., who are personally known to me or have produced Driver's Licenses as identification.

[Seal]

Notary Public: STEPHEN COLLINS
My commission expires: 1.3.07



STEPHEN COLLINS
Notary Public, State of Florida
My Commission Expires Jan. 3, 2007
Commission # DD169095

EXHIBIT "A"

(Legal Description)

PARCEL ONE: That part of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 8 South, Range 29 East, St. Johns County, Florida, lying East of State Road 305 and also lying Southeasterly of State Road 207. LESS AND EXCEPT the South 60 feet thereof (those lands described in Official Records Book 2345, Page 1037 of the public records of St. John County, Florida).

PARCEL TWO: Southeast 1/4 of the Southwest 1/4 of Section 19, Township 8 South, Range 29 East, St. Johns County, Florida, excepting however, there from the following parts and parcels thereof, to-wit: that part in the North and West side of State Road No. 207, formerly No. 14, said Highway running from St. Augustine, Florida, through Elkton, Florida, being approximately 2 acres, more or less, and being bounded on the West by the property of James Nolan, and on the North by Estate of Lester T. Jackson, and on the South and East by said public road, which said excepted part or portion of said lands conveyed by all heirs of James Masters, deceased, including James A. Masters, deceased, prior to his death, to Friendship Baptist Church of Elkton, as shown by Deed Book 76, Pages 343 through 348, inclusive, Public Records of St. Johns County, Florida. LESS AND EXCEPT that portion thereof lying within the Right-of-Way of State Road 207 as now established.

PARCEL THREE: Northeast 1/4 of Northwest 1/4 Section 30, Township 8 South, Range 29 East, St. Johns County, Florida.

LESS AND EXCEPT the South 60 feet thereof (lands described in Official Records Book 2345, Page 1037 of the public records of said County).

COPY

COPY