

THIS INSTRUMENT PREPARED BY  
AND RECORD & RETURN TO:  
Robert A. Ford, Esq.  
10110 San Jose Blvd.  
Jacksonville, FL 32257

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JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 2.50  
DEED DOC STAMP \$ 0.70  
RECORDING \$ 17.00

RE No.: \_\_\_\_\_

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made the 16<sup>th</sup> day of January, 2001, by WATERMILL, L.L.C., a Florida limited liability company, whose address is 4729 U.S. Highway 17, Suite 204, Orange Park, Florida, 32073 (herein "Grantor"), to WATERMILL MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 4729 U.S. Highway 17, Suite 204, Orange Park, Florida, 32073 (herein "Grantee"). (Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and 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, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

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

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

WATERMILL, L.L.C., a Florida limited liability company

[Signature]  
Witness #1  
JAMES M. CRAIG (Printed Name)

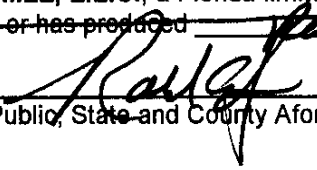
By: [Signature]  
James Ricky Wood, Managing Member

(4)

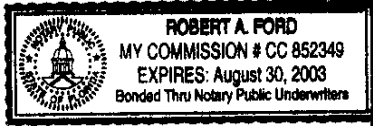
[Signature]  
Witness #2  
Robert A. Ford (Printed Name)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing Special Warranty Deed was acknowledged before me this 16<sup>th</sup> day of January, 2001, by James Ricky Wood as Managing Member of WATERMILL, L.L.C., a Florida limited liability company, on behalf of the company. ~~He is personally known to me or has produced \_\_\_\_\_ as identification.~~



\_\_\_\_\_  
Notary Public, State and County Aforesaid (Signature)



\_\_\_\_\_  
Name of Notary Public (Typed, Printed or Stamped)

My Commission Expires: \_\_\_\_\_

A portion of Sections 32 and 33, Township 3 South, Range 25 East, Duval County, Florida, being more particularly, described as follows: COMMENCING at the Southwestern corner of Tract A as shown on the plat of Argyle Forest Chimney Lakes Unit 18 No.-A, as recorded in Plat Book 49, Pages 27, 27A, 27B, 27C and 27D of the Current Public Records of said County, said point being situate in the Northerly right of way line of Argyle Forest Boulevard Extension (a 200 foot right of way as recorded in Official Records Volume 9817, Page 118 and rerecorded in Official Records Volume 9819, Page 147 of said Current Public Records), said Northerly right of way line being a curve concave Southerly and having a radius of 2,100.00 feet; thence Westerly around and along the arc of said curve and along said Northerly right of way line, through a central angle of 18°26'25", a distance of 602.57 feet, said arc being subtended by a chord bearing and distance of South 64°10'24" West, 600.50 feet to the point of tangency of said curve; thence South 55°57'11" West, along the Northwestern right of way line of said Argyle Forest Boulevard Extension, a distance of 2,385.80 feet to the point of curvature of a curve to the right, concave Northerly and having a radius of 1,900.00 feet; thence Westerly around and along the arc of said curve, through a central angle of 07°51'19", a distance of 260.49 feet, said arc being subtended by a chord bearing and distance of South 59°52'50" West, 260.28 feet for a POINT OF BEGINNING; thence continue around and along the arc of said curve and along said Northerly right of way line, a distance of 955.52 feet, said arc being subtended by a chord bearing and distance of South 78°12'58" West, 945.49 feet; thence North 00°00'00" West, a distance of 448.19 feet; thence North 90°00'00" East, a distance of 640.00 feet; thence South 77°22'43" East, along the Southerly boundary of that certain Conservation Easement described in deed recorded in Official Records Volume 7882, Pages 1338, 1339, 1340 and 1341, of said Current Public Records, a distance of 142.13 feet; thence North 39°04'15" East, and continuing along said Southerly boundary, a distance of 36.22 feet; thence South 26°11'31" East, a distance of 281.01 feet to the POINT OF BEGINNING.

Exhibit A

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2001 and any taxes and assessments levied or assessed subsequent to the date hereof.
2. Amended and Restated Land Covenants Agreement recorded in Official Records Book 9562, page 472, current public records of Duval County, Florida
3. Notice of DRI Development Order Modification recorded in Official Records Book 9568, page 450, as modified in Modifications recorded in Official Records Book 9861, page 1467, current public records of Duval County, Florida.