

SPECIAL WARRANTY DEED

THIS DEED is made as of September 29, 1989 between CIMC, INC., a Florida Corporation, herein the "grantor" and EDWARD L. TONEY, a married man, post-office address, P.O. Box 2500, Orange Park, Florida 32067 herein the "grantee". (As used herein, the terms grantor and grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the grantor in consideration of One Dollar and other valuable considerations paid by the grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents grants, bargains, sells, and conveys unto the grantee forever all of that certain property in Clay County, Florida, described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the grantee in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor, but none other.

This conveyance is subject to the Declaration of Covenants, Restrictions and Easements for Waterview Ridge Unit 1 and Waterview Ridge Unit 2, Right of Way to Clay Electric recorded in Official Records Book 1044, page 406 and Book 1051, page 380 and Clay Utility Agreement recorded in Official Records Book 1011, page 719, all of the public records of Clay County, Florida and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof, covenants, restrictions and easements of record and all matters shown on the plats of said lands.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

CIMC, INC.

Charles L. Cranford
David P. Hill

By *James J. O'Connor, Jr.*
Vice President
(Corporate Seal)

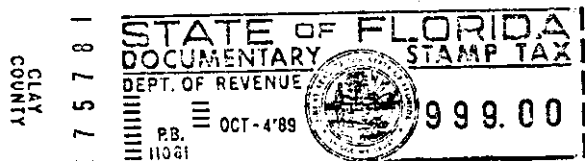
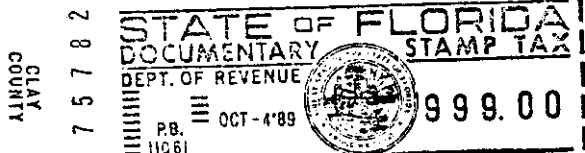
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 29, 1989, by James J. O'Connor, Jr., Vice President of CIMC, INC., a Florida corporation, on behalf of the corporation.

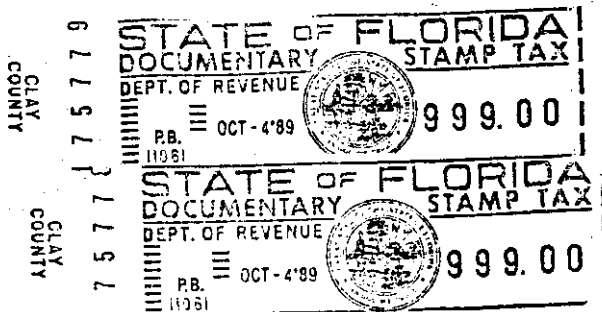
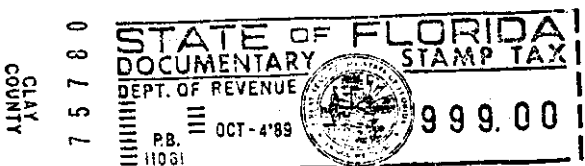
David P. Hill

Notary Public in and for the County and State aforesaid
My commission expires: 7-21-91

(Notarial Seal)



//KDH/DEED-1



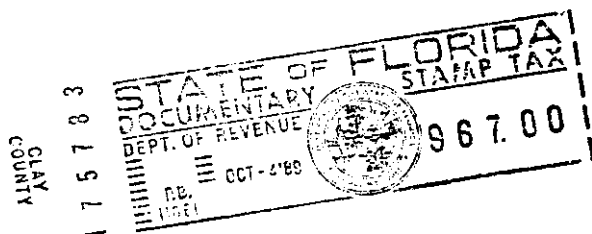
PREPARED BY: CHARLES L. CRANFORD
MARTIN, ADE, BIRCHFIELD & MICKLER, INC.
P. O. BOX 59
JACKSONVILLE, FLORIDA 32201

9/29/89
5-962-12

Lots 1 through 19 of Block 1, Lots 1 through 28 of Block 2, Lots 1, 2 and 3 of Block 3, Lots 1 through 4 and 17 through 23 of Block 4, Lots 1 through 6 of Block 5, Lots 1 through 6 and 13 through 18 of Block 6, Lots 1 through 4 and 9 through 12 of Block 7, Tract "A" and Tract "B" all in Waterview Ridge Unit 1, according to Plat thereof recorded in Plat Book 21, pages 73, 74 and 75 of the public records of Clay County, Florida;

Together with

Lots 4 through 27, Lots 29 through 36 and Lot 38 of Block 3, Lots 5 through 16 of Block 4, Lots 12, 13, and 14 of Block 5, Lots 7 through 12 of Block 6, Lots 5 through 8 of Block 7, and Tract "A" all in Waterview Ridge Unit 2, according to plat thereof recorded in Plat Book 22, pages 36, 37, 38 and 39 of the public records of Clay County, Florida.



//CLC/WATERVW-A

FILE NO. 89-23925

OFFICIAL RECORDS NO. 1268

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OCT 4 10 31 AM '89

FILED
INT. SEC. OF
CLERK OF COURTS

