

This deed was prepared by:  
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File No. 2406  
Record and return to  
The Grantee.

**Florida Special Warranty Deed**  
**[Kingsley Executive Center Joint Venture]**

**Effective Dates:** As to each corporation forming the Grantor and as to the corporation which is the Other Easement Beneficiary, this deed is effective as of the date appearing in the respective acknowledgments.

**Grantor and Grantee:** The Grantor is **Court Games, Inc., a Florida corporation having document number 612266** and **Orange Park, Inc., a Georgia corporation having control number J611564**. The address for Court Games, Inc. is c/o Ryan and Marks Attorneys, LLP, 3000-8 Hartley Road, Jacksonville, Florida 32257. The address for Orange Park, Inc. is 2722 Piedmont Road NE, Atlanta, Georgia 30305. The Grantee is **Sugar Bear LLC, a Florida limited liability company having document number L04000090244**. The Grantee's address is 937 South Birdwood Drive, Orange Park, Florida 32073-5341.

**Officers of the Grantor:** Alvin L. Sack is the President of Court Games, Inc., and he represents that he has full authority from the shareholders and directors to execute and to deliver this conveyance. He makes this instrument based on personal knowledge, as he was the President of Court Games Inc. when the Kingsley Executive Center Joint Venture was created. Richard A. Aiken is the President and CEO of Orange Park, Inc. and he represents that he has full authority from the shareholders and directors to execute and to deliver this conveyance. He makes this instrument based on personal knowledge, as he was the President and CEO of Orange Park, Inc. when the Kingsley Executive Center Joint Venture was created. Also, Richard A. Aiken is a shareholder and director of Sheetz, Aiken and Aiken, Inc., a Georgia corporation, which is the Other Easement Beneficiary named and described in a later provision of this instrument. Sheetz, Aiken and Aiken, Inc. is still an active Georgia corporation, but it is not actively engaged in business. Richard A. Aiken represents that he has full authority from the shareholders and directors to act on behalf of the Sheetz, Aiken and Aiken, Inc. by joining it in this instrument for the purposes stated. Moreover, he has personal knowledge of the facts related to the creation of the Drainage Easement described below.

**Under Oath:** Alvin L. Sack and Richard A. Aiken are making this instrument under oath, with recognition of the penalties of perjury, in order to make the statements of facts contained in this instrument an affidavit for the benefit of the Grantee and all persons claiming under it, including Commonwealth Land Title Insurance Company and all other title insurers.

**Consideration:** The consideration for this conveyance is the payment of the total price of \$270,000 cash. **For reasons stated below, Orange Park, Inc. and Sheetz, Aiken and Aiken, Inc. are joining in this conveyance in order to clear title, and it is agreed that all of the sales proceeds belong to and are to be made payable solely to Court Games, Inc. and that any reporting of this sale to the**

**Internal Revenue Service will be under the FEI of Court Games, Inc. only. Court Games Inc. is a Florida corporation whose taxpayer identification number is 592637055. Court Games, Inc is not a foreign corporation within the meaning of Section 1445 of the Internal Revenue Code.**

**Property Being Conveyed:** The property has tax parcel number **41-04-26-020260-002-00**. This deed conveys that certain parcel of real property lying and being in **Clay County, Florida** and more particularly described as follows (the "Property"):

**A Parcel of land situated in the East one-half of Lot 26, Section 8, Orange Park, Clay County, Florida, according to Plat Book 1, page 23, of the public records of said County, said parcel being more particularly described in the attached Exhibit "A". This is the same land as shown in the survey prepared by Bartram Trail Surveying, Inc., dated 12/16/04, Project No. 414-04-004.**

**Drainage Easement in O. R. 956, page 610:** In the early days of the joint venture, an off-site drainage easement was obtained, abutting the Northerly boundary or rear boundary of the Property conveyed in this deed. The joint venture obtained the Drainage Easement from Clay County over the lands comprising Orange Park Middle School. That Drainage Easement was recorded in O. R. 956, page 610 of the public records of Clay County. That instrument does not expressly described the lands which are to be benefited by the Drainage Easement, but the intention was that the Drainage easement benefit of the lands conveyed in this deed. By inadvertent clerical error, the Drainage Easement was granted to Court Games, Inc. and Sheetz, Aiken and Aiken, Inc. rather than to Court Games, Inc. and Orange Park, Inc. Thus, Sheetz, Aiken and Aiken, Inc. became the Other Easement Beneficiary. Both Orange Park, Inc. and Sheetz, Aiken and Aiken, Inc. had an identity of principals who formed Orange Park, Inc. in order to participate in the joint venture. For all of the foregoing reasons, Court Games, Inc., Orange Park, Inc. and Sheetz, Aiken and Aiken, Inc. join in this instrument as a conveyance and assignment of any rights they may have in the Drainage Easement so that it now runs with the fee simple title to the Property conveyed by this deed.

**Granting Clause:** The Grantor hereby conveys to the Grantee, and the Grantee's heirs, successors, and assigns forever, the fee simple title for the Property, including all appurtenant easements and interests.

**Limited Warranties of Title:** The Grantor makes all of the warranties of title referenced in *Florida Statutes* Sections 689.02 and 689.03. **However, the warranties of title by the Grantor are limited to the time the Grantor has held title and to the interests held.** Thus, the Grantor will defend title only for lawful claims arising while the Grantor has held title and only to the extent of the interests held. These limited warranties are subject to these exceptions: covenants and restrictions of record, which are not re-imposed by this reference; easements of record; and taxes for 2005 and subsequent years.

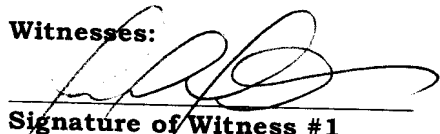
**Kingsley Executive Center Joint Venture Agreement:** The facts stated here are made on the basis of the personal knowledge of Alvin L. Sack and Richard A. Aiken. On March 15, 1985, the two corporations forming the Grantor, Court Games Inc. and Orange Park, Inc., created the Kingsley Executive Center Joint Venture, by an agreement in writing. On September 4, 1986, the two corporations amended the joint venture agreement. The joint venture agreement as amended was made subject to a Memorandum recorded in Official Records Book 1043, page 614. Alvin L. Sack and Richard A. Aiken were the signatories to the recorded Memorandum. The goal of the

joint venture did not come to fruition, and, therefore, the joint venture was dissolved and the lands originally held for the joint venture were divided by agreement. Court Games, Inc. is the last owner of any of those lands and is now selling them to Sugar Bear LLC, as evidenced by this deed. However, because of the recorded Memorandum, the title to the lands being conveyed by this deed is clouded by the appearance of rights in favor of Orange Park, Inc. The original joint venture agreement and the first amendment have been lost. However, Alvin L. Sack and Richard A. Aiken warrant that the two corporations who are the Grantor were the only members of the joint venture.

**Additional Representations:** These additional representations are in the nature of an owner's or seller's affidavit customarily made in a separate instrument but added here for efficiency. These additional representations are made only by Alvin L. Sack as President of Court Games, Inc., which has been the only owner in fact since the dissolution of the joint venture. He states that: there are no known unrecorded interests in the property; Court Games, Inc. has exclusive possession of the property which is being delivered with this deed and there are no persons claiming adverse possession to Court Games, Inc., except for the rights of others to the use of the easements burdening the title and described in Exhibit "A"; Court Games, Inc. has not engaged any providers of labor, services, or materials for improvement of the property who remain unpaid; and all shareholders of Court Games, Inc. are U. S. citizens and are not non-resident aliens.

**The remainder of this page 3 is intentionally left blank.**

Witnesses:

  
Signature of Witness #1

Saul A. Semidey  
Printed Name of Witness #1

Veronica Contreras  
Signature of Witness #2

Veronica Contreras  
Printed Name of Witness #2

State of Virginia

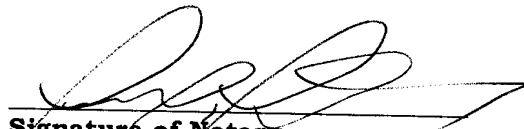
County of Fairfax

Court Games, Inc.

By Alvin L. Sack  
Alvin L. Sack, President

The execution of this deed was acknowledged before me on December 28<sup>th</sup>, 2004, by Alvin L. Sack, as President of Court Games, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who produced a current Virginia driver's license.



  
Signature of Notary

SEAL:



SAUL A. SEMIDEY  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES SEPT. 30 2007

**Witnesses:**

Rosalind Young  
Signature of Witness #1

Rosalind Young  
Printed Name of Witness #1

S Frankyson  
Signature of Witness #2

SHARNA Frankyson  
Printed Name of Witness #2

State of Georgia

County of Fulton

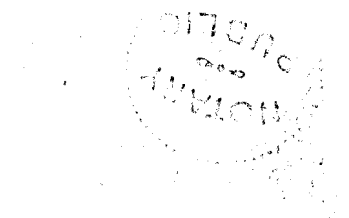
**Orange Park, Inc.**

By [Signature]  
**Richard A. Aiken,**  
**President**

The execution of this deed was acknowledged before me on December 29, 2004, by Richard A. Aiken, as President of Orange Park, Inc., a Georgia corporation, on behalf of the corporation, who is personally known to me or who produced a current                      driver's license.

[Signature]  
**Signature of Notary**  
DAVID M. MUIR  
Comm. Expires 06/24/2006

**SEAL:**



**Witnesses:**

Rosalind Young  
**Signature of Witness #1**

Rosalind Young  
**Printed Name of Witness #1**

SHARNA Franklyn  
**Signature of Witness #2**

SHARNA Franklyn  
**Printed Name of Witness #2**

State of Georgia

County of Fulton

**Sheetz, Aiken and Aiken, Inc.**

By [Signature]  
**Richard A. Aiken, Shareholder  
And Director**

The execution of this deed was acknowledged before me on December 29, 2004, by Richard A. Aiken, as shareholder and director of Sheetz, Aiken and Aiken, Inc., a Georgia corporation, on behalf of the corporation, who is personally known to me or who produced a current \_\_\_\_\_ driver's license.

[Signature]

**Signature of Notary**

DAVID M. MUIR

Comm. Expires 06/24/2006

**SEAL:**

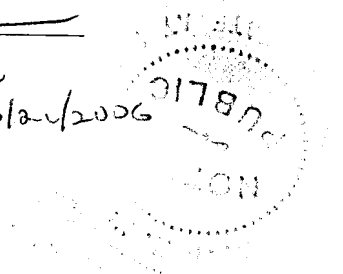


Exhibit "A"

A parcel of land situated in the East one-half of Lot 26, Section 8, Orange Park, Clay County, Florida, according to Plat Book 1, page 23 of the public records of said County, said parcel being more particularly described as follows:

Begin at the Southeast corner of said Lot 26; thence on the Southerly line thereof, also being the Northerly line of Kingsley Avenue (State Road No. 224), run South 88 degrees 00 minutes 15 seconds West 300.60 feet; thence North 00 degree 40 minutes 30 seconds West 350.00 feet; thence North 88 degrees 00 minutes 15 seconds East 35.00 feet; thence North 00 degree 40 minutes 30 seconds West 283.83 feet to the Northerly line of said Lot 26; thence on last said line North 88 degrees 00 minutes 15 seconds East 262.78 feet to the East line of said Lot 26; thence on last said line South 00 degrees 55 minutes 45 seconds East 633.75 feet to the Point of Beginning.

LESS AND EXCEPT the property included within Phase I of Kingsley Executive Court Office Condominium per Declaration of Condominium recorded in Official Records Book 1043, page 616 of the public records of Clay County, Florida and more particularly described as follows:

A Parcel of land situated in the East one-half of Lot 26, Section 8, Orange Park, Clay County, Florida, according to Plat Book 1, page 23 of the Public Records of said County; said Parcel being more particularly described as follows:

Commence at the Southeast corner of said Lot 26; thence on the South line thereof, (also being the North line of State Road No. 5-224, Kingsley Avenue) run the following two courses; Course One: South 88 degrees 00 minutes 15 seconds West 47.01 feet to the Point of Beginning. Course Two: South 88 degrees 00 minutes 15 seconds West 253.59 feet; Thence North 00 degrees 40 minutes 30 seconds West 236.01 feet; Thence North 89 degrees 04 minutes 15 seconds East 252.50 feet; Thence South 00 degrees 55 minutes 45 seconds East 231.29 feet to the Point of Beginning,

Subject to an easement for drainage and utilities according to Official Records Book 411, page 536 of said public records.

Also subject to an easement for ingress and egress covering the following described parcel of land:

Begin at the Southwest corner of the aforescribed parcel of land; thence run North 00 degree 40 minutes 30 seconds West 350 feet; thence North 88 degrees 00 minutes 15 seconds East 20.00 feet thence South 00 degrees 40 minutes 30 seconds East 350.00 feet to said Northerly line of Kingsley Avenue; thence on said last line South 58 degrees 00 minutes 15 seconds West 20.00 feet to the Point of Beginning.

TOGETHER WITH Drainage Easement recorded in Official Records Book 0956 page 610 of the Public Records of Clay County, Florida.

**This is the same property as depicted in the boundary survey prepared by Bartram Trail Surveying, Inc., dated 12/16/04, Project No. 414-04-004 and described as follows:**

A parcel of land situated in the East one-half of Lot 26, Section 8, Orange Park, Clay County, Florida according to Plat Book 1, page 23 of the public records of Clay County, Florida, also being a portion of lands described in Official Records Book 889, pages 171 through 190, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the Southeast corner of said Lot 26; thence on the Southerly line thereof, also being the Northerly right-of-way line of Kingsley Avenue (State Road No. 224), run South 88 degrees 00 minutes 15 seconds West, a distance of 47.01 feet; thence North 01 degrees 02 minutes 01 seconds West , a distance of 231.29 feet; thence South 88 degrees 57 minutes 32 seconds West, a distance of 252.58 feet; thence North 00 degrees 47 minutes 50 seconds West, a distance of 113. 93 feet; thence North 87 degrees 51 minutes 24 seconds East a distance of 35.00 feet; then North 00 degrees 38 minutes 51 seconds West, a distance of 283.83 feet to the Northerly line of said Lot 26; thence along last said line North 87 degrees 52 minutes 35 seconds East, a distance of 262.78 feet; thence South 00 degrees 59 minutes 23 seconds East, a distance of 633.90 feet to the point of beginning.

Containing 2.77 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

Subject to an easement for drainage and utilities according to Official Records Book 411, page 536 of said public records.

Also subject to an easement for ingress and egress covering the following parcel of land:

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Begin at the Southwest corner of lands described in Official Records Book 889, pages 171-190, of said County; thence run North 00 degrees 47 minutes 50 seconds West, a distance of 350.00 feet; thence North 87 degrees 51 minutes 24 seconds East, a distance of 20.00 feet; thence South 00 degrees 47 minutes 50 seconds East, a distance of 350.00 feet; thence South 88 degrees 00 minutes 15 seconds West, a distance of 20.00 feet to the point of beginning.

**Note: The survey provides a graphic representation of the off-site drainage easement recorded in Official Records Book 956, page 610. However, it does not include that easement in its written description. Nevertheless, the rights to that easement are included in this conveyances as more fully set forth in the deed to which this Exhibit A is attached.**

**END WBR 12.29.04**