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Prepared by and **Return to:**
America's Choice Title Company
Christine Micieli
4200 Marsh Landing Boulevard, Suite 201
Jacksonville Beach, Florida 32250
Our File Number:
Parcel ID Number: 41-04-26-018793-000-00

For official use by Clerk's office only
SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of August, 2005, between, **Treehouse of Jacksonville, LTD., a Florida Limited Partnership**, whose mailing address is P.O. Box 40606, Jacksonville, FL 32203, party of the first part, and Kevin J. Crutchley and Claudia L. Crutchley, husband and wife, whose mailing address is 2974 Sparkleberry Drive, Middleburg, FL 32068, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Condominium Unit No. 339, of THE SEASONS ON PARK AVENUE, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 2498, Page 1271 through 1425, the Public Records of Clay County, Florida; Together with an undivided interest in the common elements appurtenant thereto.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the same in fee simple forever.
AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.
IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on .

Signed, sealed and delivered
in the presence of:

Kristine Spahr
Witness signature
KRISTINE SPAHR
Print witness name
Ginny Redman
Witness signature
GINNY REDMAN
Print witness name

Treehouse of Jacksonville, Ltd., a Florida Limited Partnership
By: THJ Management, Inc., a Florida Corporation,
General Partner
By: Paula Graham
Print Name: **Paula Graham**
Title: **Vice President**

(Notary Seal)

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 3rd day of August 2005 by Paula Graham, Vice President of THJ Management, Inc., A Florida Corporation and general partner of Treehouse of Jacksonville, Ltd.. A Florida Limited Partnership, signing on behalf of the corporation and partnership who is/are personally known to me or who has produced a drivers license as identification.

Witness my hand and official seal, this the .

Kristine Spahr
Notary Public

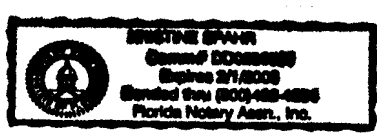


EXHIBIT "A"

1. Taxes for 2005 and subsequent years.
2. All laws, and all restrictions, covenants, conditions, limitations, agreements, reservations and easements recorded in public records, which may include without limitation, zoning restrictions, property use limitations and obligations, easements (rights-of-way) and agreements relating to telephone lines, drainage, water and sewer lines and other utilities, provided, however, that none of such matters shall impair the marketability of title.
3. The restrictions, covenants, conditions, easements, terms and other provisions imposed by the Declaration of Condominium of The Seasons on Park Avenue, A Condominium, as recorded in Official Records Book 2498, page 1271 through 1425, of the public records of Clay County, Florida.
4. Easements recorded in Official Records Volume 293, page 146 and Official Records Volume 271, page 310, all of the public records of Clay County, Florida.
5. Building Restrictions lines and easements as shown on plat recorded in Plat Book 3, page 22, as partially released in Official Records Book 271, page 308, of the public records of Clay County, Florida.