

This document prepared by:  
Steven McPherson  
Universal Land Title, Inc.  
1555 Palm Beach Lakes Boulevard  
Suite 500  
West Palm Beach, FL 33401  
73461-33

### **SPECIAL WARRANTY DEED**

This Special Warranty Deed is made and executed the 27<sup>th</sup> day of March 2007, by Jacksonville Landco, L.L.C., a Florida Limited Liability Company, whose principal place of business is at 200 S. Orange Avenue, Suite 1900, Orlando, Florida 32801, hereinafter called "Grantor" to TOUSA Homes, Inc., a Florida corporation, having its principal place of business at 123 NW 13<sup>th</sup> Street, Boca Raton, FL 33432, hereinafter called "Grantee":

(The terms "Grantor" and "Grantee" include all the parties to this instrument and their respective successors and assigns.)

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the Grantee that certain land in Clay County, Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property").

**TOGETHER** with all tenements, hereditaments and appurtenances thereto of the Grantor belonging or in any way appertaining to the Property.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee that it is lawfully seized of the property in fee simple; that it has good right and lawful authority to sell and convey the property; that it hereby fully warrants the title to the property and will defend against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, and that the property is free and clear of all liens and encumbrances except for taxes and assessments for the year 2006 and subsequent years.

**IN WITNESS WHEREOF**, Grantor has caused this deed to be executed in its name, and its corporate seal to be affixed by its proper officers as of the day and year first above written.

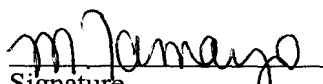
Executed in the presence of:



Signature

ERIC TISCORNIA

Printed Name



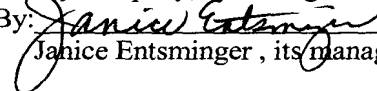
Signature

M. Tamayo

Printed Name

**Jacksonville Landco, LLC**, a Florida limited liability company


By: Sealy Capital Group, LLC, a Florida limited liability company, its manager

By:   
Janice Entsminger, its manager

**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March 2007, by Janice Entsminger, as manager of Sealy Capital Group, LLC, a Florida limited liability company, manager of Jacksonville Landco, LLC a Florida limited liability company on its behalf. She [ 4 ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.



Notary Public

Printed Name \_\_\_\_\_

(SEAL)



EXHIBIT "A"

Lots 80, 81, 103, 107, 112, 118, 195, 197, 199, 201, 202, 203, 205, 206, 209, 232, 237 and 239,  
WHITFIELD AT OAKLEAF PLANTATION, according to the Plat recorded in Plat Book 46, Page(s) 58  
through 67, inclusive, as recorded in the Public Records of Clay County, Florida.