

Prepared by and return to:

Carmen M. Burgner
Legal Assistant
Joseph J. Nolan, P.A.
1674 Williamsburg Square
Lakeland, FL 33803-4278

File Number: **07-115f**

Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this **23rd** day of **August, 2007** between **LEA Family Partnership, LTD, a Florida limited partnership as to an undivided 20% interest, Kathleen M. Hubbard, a married woman, as to an undivided 43% interest, and Barry L. Siewert, a married man, as to an undivided 37% interest** whose post office address is **1674 Williamsburg Square, Lakeland, FL 33803**, grantor, and **Prime International Properties Clay, LLC, a Florida limited liability company** whose post office address is **7685 103rd Street, Jacksonville, FL 32210**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Clay County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

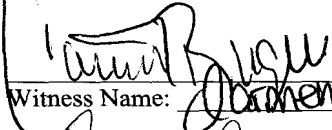
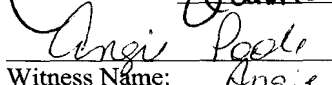
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

And the 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2006**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Carmen M. Burgner

Witness Name: Angie Poole


Barry L. Siewert (Seal)

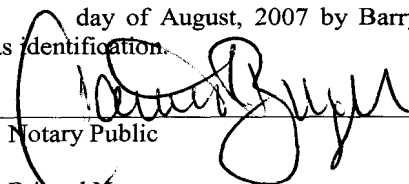
State of Florida
County of

The foregoing instrument was acknowledged before me this _____ day of August, 2007 by Barry L. Siewert He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Carmen M. Burgner
My Commission DD286730
Expires February 02, 2008


Notary Public
Printed Name: _____
My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carmen M. Byrne
 Witness Name: *Carmen M. Byrne*
Angie Pool
 Witness Name: *Angie Burgner*

LEA Family Partnership, LTD, a Florida limited partnership

By: *Joseph J. Nolan*
 Joseph J. Nolan, General Partner

State of Florida
 County of *Polk*

The foregoing instrument was acknowledged before me this 10th day of August, 2007 by Joseph J. Nolan, General Partner on behalf of LEA Family Partnership, LTD, a Florida limited partnership. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Carmen M. Burgner
 Notary Public

Printed Name: _____

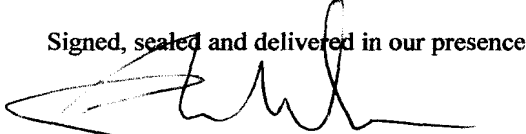
My Commission Expires: _____

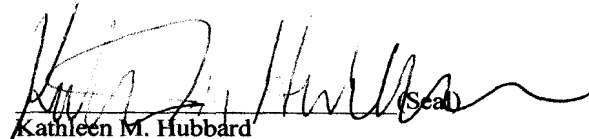


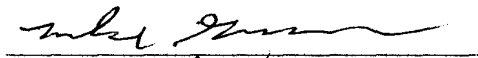
Carmen M. Burgner
 My Commission DD286730
 Expires February 02, 2008

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Judson White

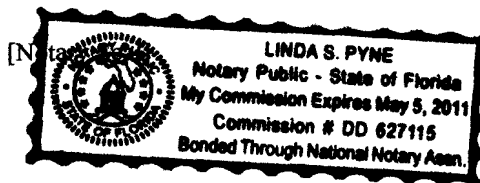
 (Seal)
Kathleen M. Hubbard


Witness Name: Leslie Givens

State of Florida

County of Sevier

The foregoing instrument was acknowledged before me this 8th day of August, 2007 by Kathleen M. Hubbard He ☐ is personally known to me or ☒ has produced a driver's license as identification.




Notary Public

Printed Name: Linda S. Pyne

My Commission Expires: 5/5/11

EXHIBIT "A"
Legal Description

PARCEL 6: A portion of the East ½ of the Northeast ¼, of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 30; thence North 89°34'13" East, along the North line of said Section 30, a distance of 4018.53 feet to the Northwest corner of said East ½ of the Northeast ¼; thence South 00°09'11" East, along the West line of said East ½ of the Northeast ¼, a distance of 1348.00 feet for a POINT OF BEGINNING; thence continue South 00°09'11" East, along said last mentioned line, 344.00 feet; thence North 89°34'13" East, 1299.76 feet to the Westerly right of way line of Branam Field/Chaffee Road (as established by the State of Florida Department of Transportation Section No. 71293-2501); thence North 00°18'33" West, along said Westerly right of way line, parallel to and 40 feet Westerly of when measured at right angles to the East line of said Section 30, a distance of 344.00 feet; thence South 89°34'13" West, 1298.83 feet to the POINT OF BEGINNING. Containing 446,957.06 square feet.

SUBJECT TO any rights thereof pertaining to that certain proposed 60 foot easement for ingress, egress and utilities, recorded in said Official Records Book 1674, Page 1622 and further subject to that certain 25 foot easement recorded in Official Records Book 257, Page 61 and further subject to that portion of that certain 75 foot easement recorded in Official Records Book 45, Page 157 and further subject to that certain Seminole Electric Cooperative Easement recorded in Official Records Book 1468, Page 1082, all of the Public Records of said County.

PARCEL 7: A portion of the East ½ of the Northeast ¼, of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 30; thence North 89°34'13" East, along the North line of said Section 30, a distance of 4018.53 feet to the Northwest corner of said East ½ of the Northeast ¼; thence South 00°09'11" East, along the West line of said East ½ of the Northeast ¼, a distance of 1004.00 feet for a POINT OF BEGINNING; thence continue South 00°09'11" East, along said last mentioned line, 344.00 feet; thence North 89°34'13" East, 1298.83 feet to the Westerly right of way line of Branam Field/Chaffee Road (as established by the State of Florida Department of Transportation Section No. 71293-2501); thence North 00°18'33" West, along said Westerly right of way line, parallel to and 40 feet Westerly of when measured at right angles to the East line of said Section 30, a distance of 344.00 feet; thence South 89°34'13" West, 1297.89 feet to the POINT OF BEGINNING. Containing 446,634.63 square feet.

SUBJECT TO any rights thereof pertaining to that certain proposed 60 foot easement for ingress, egress and utilities, recorded in said Official Records Book 1674, Page 1622 and further subject to that certain 25 foot easement recorded in Official Records Book 257, Page 61 and further subject to that portion of that certain 75 foot easement recorded in Official Records Book 45, Page 157 and further subject to that certain Seminole Electric Cooperative Easement recorded in Official Records Book 1468, Page 1082, all of the Public Records of said County.

PARCEL 9: A portion of the East ½ of the Northeast ¼, of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 30; thence North 89°34'13" East, along the North line of said Section 30, a distance of 4018.53 feet to the Northwest corner of said East ½ of the Northeast ¼, for a POINT OF BEGINNING; thence South 00°09'11" East, along the West line of said East ½ of the Northeast ¼, a distance of 660.00 feet; thence North 89°34'13" East, 1296.95 feet to the Westerly right of way line of Branam Field/Chaffee Road (as established by the State of Florida Department of Transportation Section No. 71293-2501); thence North 00°18'33" West, along said Westerly right of way line, parallel to and 40 feet Westerly of when measured at right angles to the East line of said Section 30, a distance of 659.99 feet to the North line of said Section 30, said point being situate South 89°34'13" West, 40.00 feet from the Northeast corner of said Section 30; thence South 89°34'13" West, along said North line of Section 30, a distance of 494.28 feet to the Northeast corner of those certain lands recorded in Official Records Book 1674, Page 1622 of the Public Records of said County; thence South 00°07'58" East, along the East line of said last mentioned lands, 600.00 feet to the Southeast corner thereof; thence South 89°34'13" West, along the South line of said last mentioned lands, 400.00 feet to the Southwest corner thereof; thence North 00°07'58" West, along the West line of said last mentioned lands, 600.00 feet to the Northwest corner thereof and a point situate in said North line of Section 30; thence South 89°34'13" West, along said North line, 400.87 feet to the POINT OF BEGINNING. Containing 615,386.71 square feet.

SUBJECT TO any rights thereof pertaining to that certain proposed 60 foot easement for ingress, egress and utilities, recorded in said Official Records Book 1674, Page 1622 and further subject to that certain 25 foot easement recorded in Official Records Book 257, Page 61 and further subject to that portion of that certain 75 foot easement recorded in Official Records Book 45, Page 157 and further subject to that certain Seminole Electric Cooperative Easement recorded in Official Records Book 1468, Page 1082, all of the Public Records of said County.