

Prepared by and return to:
David T. Abraham, Esq.
Brant, Abraham, Reiter, McCormick & Greene, P.A.
50 N. Laura Street, Suite 2750
Jacksonville, FL 32202

Parcel Identification Number: 38026-016571-001-03

09 03 3369

WARRANTY DEED

THIS WARRANTY DEED is made this 24th day of April, 2009, by and between SOUTHEAST DISTRIBUTING, INC., a Florida corporation, whose mailing address is 7084 Davis Creek Road, Jacksonville, FL 32256 ("Grantor"), and NEDERLANDER GROUP, LLC, a Florida limited liability company, whose address is 6942 Salamanca Avenue, Jacksonville, Florida 32217 ("Grantee").

RECITALS:

That Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain and sell unto Grantee its successors and assigns the following described property (the "Property"):

- A. All of that certain land (the "Land") situated in Clay County, Florida more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
- B. All right, title and interest of Grantor in and to the improvements of any nature whatsoever situate on the Land.
- C. All rights, privileges, tenements, hereditaments, rights-of-ways, easements, appendages, appurtenances, reversions, remainders, and riparian or littoral rights belonging or in any wise appertaining to the Land or any improvements thereon and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the Land.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple.

And Grantor does hereby covenant with Grantee, except as to matters hereinafter set forth, that at the time of the delivery of this Deed that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, and that Grantor warrants title to the Property and will defend the same against lawful claims and demands of all persons claiming whomsoever.

This conveyance and title to the Property is made subject to rights and interests set forth as follows:

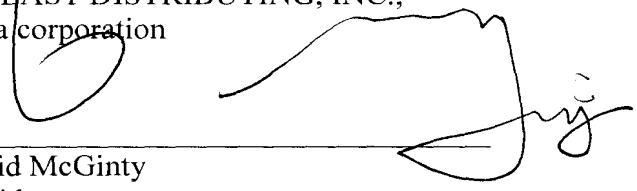
1. Matters shown on that certain survey dated March 27, 2009, prepared by Perett and Associates, Inc..
2. Covenants, restrictions and easements of record.
3. General or special taxes and assessments required to be paid in the year 2009 and subsequent years.
4. Property Owners Agreement recorded in Official Records Book 2119, beginning at page 822, of the public records of Clay County, Florida.
5. Right of Way Easement recorded in Official Records Book 2123, page 1531, of the public records of Clay County, Florida.
6. Perpetual Easement for the installation, construction, reconstruction, repair and maintenance of electric utilities, as recited in deed recorded in Official Records Book 2119, page 857, of the public records of Clay County, Florida.
7. Zoning, land use, and other laws and ordinances applicable to the Property.

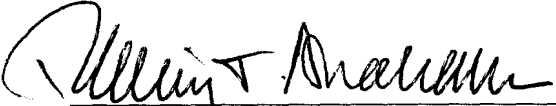

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

SOUTHEAST DISTRIBUTING, INC.,
a Florida corporation

By: 
David McGinty
Its: President


Print Name: David T. Abraham

Print Name: MARIE MILLS

"Grantor"

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of April, 2009, by David McGinty, as President of Southeast Distributing, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me.

Marie Mills

Notary Public
State of Florida at Large
My Commission Expires:



EXHIBIT "A"**Legal Description**

A parcel of land situated in Section 17, Block 35, Gould T. Butler Plat of Bayard Tract, Plat Book 1, pages 31, 32, 33 and 34, said Section 17, also being described as the North ½ of Lot 17 and all of Lot 18, Block 27, Smiths Plat of Bayard Tract recorded in Deed Book "J", pages 273 and 274 of the public records of Clay County, Florida, said parcel being more particularly described as follows:

Commence at the intersection of the extended South line of said Section 17, Block 35, with the Easterly right of way line of County Road No. 15-A (formerly State Road No. 3, a 100 foot right of way as pre Dept of Transportation Right of Way Map Section 7101-105); thence on said Easterly right of way line, North 21 degrees 40 minutes 20 seconds West, 365.15 feet; thence continue on said Easterly right of way line and along the arc of a curve concave Easterly and having a radius of 1859.86 feet, an arc distance of 763.37 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 54 minutes 50 seconds West, 758.02 feet; thence continue on said Easterly right of way line, North 01 degrees 50 minutes 40 seconds East, 320.29 feet; thence South 88 degrees 09 minutes 20 seconds East, 33.00 feet; thence on the arc of a curve concave Northerly and having a radius of 630.00 feet, an arc length of 190.77 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 10 minutes 10 seconds East, 190.05 feet; thence North 74 degrees 29 minutes 40 seconds East, 353.34 feet; thence on the arc of a curve concave Northwesterly and having a radius of 430.00 feet, an arc length of 61.52 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 70 degrees 23 minutes 46 seconds East, 61.47 feet; thence continue on said curve, an arc length of 168.02 feet, said arc being subtended by a chord bearing and distance of North 55 degrees 06 minutes 13 seconds East, 166.95 feet; thence South 46 degrees 05 minutes 26 seconds East, 325.69 feet; thence South 65 degrees 07 minutes 11 seconds West, 287.89 feet; thence North 23 degrees 42 minutes 09 seconds West, 274.65 feet to the Point of Beginning.

Together with an easement for ingress, egress, drainage and utilities as described in Official Records Book 2119, page 822 of said public records.

Also together with and subject to an easement for drainage and utilities, as described in Official Records Book 2119, page 822, said public records.