

This instrument prepared by
and return to:
Jason E. Merritt, Esquire
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, FL 32301

Parcel Identification No: 18-04-25-007953-000-00 (portion)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of January, 2017, by **ARMSTRONG VENTURE, LLC**, a Florida limited liability company (hereinafter called the "Grantor"), whose address is 14700 Village Square Place, Midlothian, Virginia 23112 and **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter called the "Grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Clay, State of Florida, as more particularly described in Exhibit A, annexed hereto and by this reference made a part hereof (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes for 2017 and all subsequent years, and to restrictions, covenants, conditions, and easements of record; however, this reference shall not be deemed to reimpose same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns.

And the Grantor does specifically warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Grantor represents that it has complied with the requirements of Section 196.295, Florida Statutes.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

GRANTOR:

ARMSTRONG VENTURE, LLC,
a Florida limited liability company

By: ARMSTRONG VENTURE
MANAGEMENT CORPORATION,
a Virginia corporation, as its Managing
Member

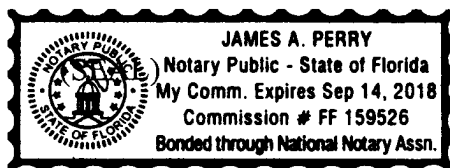
Peter L. Dame
Print Name: PETER L. DAME

By: [Signature]
Name: _____
Title: _____

[Signature]
Print Name: KEITH I. HADEN, P.E.

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 11th day of January, 2017, by Rogan Armstrong as mg. Member of Armstrong Venture Management Corporation, a Virginia corporation, as managing member of Armstrong Venture, LLC, a Florida limited liability company, on their behalf.



[Signature]
Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

A parcel of land situated in the North 1/2 of Section 18, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northwest corner of said Section 18; thence on the west line thereof, run South 00 degrees 12 minutes 04 seconds East, 1277.86 feet; thence South 72 degrees 33 minutes 02 seconds East, 14.74 feet; thence easterly, along the arc of a curve concave northerly and having a radius of 1030.00 feet, an arc distance of 712.92 feet, said arc being subtended by a chord bearing and distance of North 87 degrees 37 minutes 14 seconds East, 698.78 feet; thence northeaster, along the arc of a curve concave southerly and having a radius of 1507.86 feet, an arc distance of 111.03 feet, said arc being subtended by a chord bearing and distance of North 69 degrees 54 minutes 14 seconds East, 51.46 feet; thence North 79 degrees 02 minutes 46 seconds East, 61.46 feet to the point of beginning; thence southeasterly along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 42.29 feet, said arc being subtended by a chord bearing and distance of South 76 degrees 43 minutes 24 seconds East, 41.04 feet ; thence southeasterly along the arc of a curve concave northeasterly and having a radius of 88.00 feet, an arc distance of 15.59 feet, said arc being subtended by a chord bearing and distance of South 57 degrees 34 minutes 06 seconds East, 15.57 feet ; thence southeasterly along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 43.02 feet, said arc being subtended by a chord bearing and distance of South 37 degrees 59 minutes 49 seconds East, 41.70 feet; thence South 13 degrees 20 minutes 59 seconds East, 13.60 feet; thence southerly along the arc of a curve concave westerly and having a radius of 110.00 feet, an arc distance of 45.94 feet, said arc being subtended by a chord bearing and distance of South 01 degrees 23 minutes 09 seconds East, 45.60 feet; thence South 10 degrees 34 minutes 41 seconds West, 223.56 feet; thence southerly along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 48.91 feet, said arc being subtended by a chord bearing and distance of South 13 degrees 37 minutes 27 seconds West, 48.89 feet; thence North 73 degrees 19 minutes 47 seconds West, 63.05 feet; thence westerly along the arc of a curve concave southerly and having a radius of 60.00 feet, an arc distance of 24.24 feet, said arc being subtended by a chord bearing and distance of North 84 degrees 54 minutes 05 seconds West, 24.07 feet; thence westerly along the arc of a curve concave southerly and having a radius of 255.00 feet, an arc distance of 76.37 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 56 minutes 50 seconds West, 76.08 feet; thence South 66 degrees 26 minutes 22 seconds West, 126.33 feet; thence southwesterly along the arc of a curve concave southeasterly and having a radius of 35.87 feet, an arc distance of 52.85 feet, said arc being subtended by a chord bearing and distance of South 24 degrees 13 minutes 50 seconds West, 48.20 feet; thence South 19 degrees 17 minutes 13 seconds East, 46.89 feet; thence South 06 degrees 18 minutes 11 seconds East, 63.60 feet; thence southeasterly along the arc of a curve concave northeasterly and having a radius of 35.00 feet, an arc distance of 54.98 feet, said arc being subtended by a chord bearing and distance of South 51 degrees 18 minutes 11 seconds East, 49.50 feet; thence North 83 degrees 41 minutes 49 seconds East, 158.39 feet; thence

southerly along the arc of a curve concave easterly and having a radius of 440.00 feet, an arc distance of 212.35 feet, said arc being subtended by a chord bearing and distance of South 00 degrees 53 minutes 16 seconds East, 210.30 feet; thence South 14 degrees 42 minutes 49 seconds East, 81.52 feet; thence South 83 degrees 41 minutes 49 seconds West, 186.14 feet; thence southwesterly along the arc of a curve concave southeasterly and having a radius of 35.00 feet, an arc distance of 57.81 feet, said arc being subtended by a chord bearing and distance of South 36 degrees 22 minutes 30 seconds West, 51.46 feet; thence South 10 degrees 56 minutes 48 seconds East, 27.99 feet; thence southerly along the arc of a curve concave westerly and having a radius of 25.00 feet, an arc distance of 26.20 feet, said arc being subtended by a chord bearing and distance of South 19 degrees 04 minutes 16 seconds West, 25.01 feet; thence South 49 degrees 05 minutes 20 seconds West, 29.98 feet; thence southerly along the arc of a curve concave easterly and having a radius of 35.00 feet, an arc distance of 85.59 feet, said arc being subtended by a chord bearing and distance of South 20 degrees 57 minutes 56 seconds East, 65.80 feet; thence North 88 degrees 58 minutes 47 seconds East, 267.26 feet; thence South 14 degrees 42 minutes 49 seconds East, 223.68 feet; thence southerly along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 88.50 feet to the south line of the North 1/2 of said Section 18, said arc being subtended by a chord bearing and distance of South 09 degrees 12 minutes 07 seconds East, 88.37 feet; thence on said south line, North 88 degrees 58 minutes 49 seconds East, 80.07 feet; thence northerly along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 107.62 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 00 minutes 15 seconds West, 107.45 feet; thence North 14 degrees 42 minutes 49 seconds West, 500.93 feet; thence northerly along the arc of a curve concave easterly and having a radius of 360.00 feet, an arc distance of 220.50 feet, said arc being subtended by a chord bearing and distance of North 02 degrees 50 minutes 00 seconds East, 217.07 feet; thence North 20 degrees 22 minutes 49 seconds East, 140.88 feet; thence northerly along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 92.38 feet, said arc being subtended by a chord bearing and distance of North 15 degrees 28 minutes 45 seconds East, 92.27 feet; thence North 10 degrees 34 minutes 41 seconds East, 223.56 feet; thence northerly along the arc of a curve concave westerly and having a radius of 190.00 feet, an arc distance of 79.35 feet, said arc being subtended by a chord bearing and distance of North 01 degrees 23 minutes 09 seconds West, 78.77 feet; thence North 13 degrees 20 minutes 59 seconds West, 13.60 feet; thence northerly along the arc of a curve concave easterly and having a radius of 50.00 feet, an arc distance of 43.02 feet, said arc being subtended by a chord bearing and distance of North 11 degrees 17 minutes 51 seconds East, 41.70 feet; thence northeasterly along the arc of a curve concave northwesterly and having a radius of 88.00 feet, an arc distance of 13.12 feet, said arc being subtended by a chord bearing and distance of North 31 degrees 40 minutes 25 seconds East, 13.11 feet; thence northeasterly along the arc of a curve concave southeasterly and having a radius of 50.00 feet, an arc distance of 43.66 feet, said arc being subtended by a chord bearing and distance of North 52 degrees 25 minutes 06 seconds East, 42.29 feet; thence easterly along the arc of a curve concave southerly and having a radius of 960.00 feet, an arc distance of 133.24 feet, said arc being subtended by a chord bearing and distance of North 81 degrees 24 minutes 36 seconds East, 133.14 feet; thence North 85 degrees 23 minutes 11 seconds East, 434.38 feet; thence easterly along the arc of a curve concave northerly and having a radius of 1,040.00 feet, an arc distance of 209.65 feet, said arc being subtended by a chord bearing and distance of North 79 degrees 36 minutes 41 seconds East, 209.29 feet; thence South 16 degrees 09 minutes 49 seconds East, 154.31 feet; thence

southerly along the arc of a curve concave easterly and having a radius of 395.00 feet, an arc distance of 71.74 feet, said arc being subtended by a chord bearing and distance of South 21 degrees 22 minutes 01 seconds East, 71.65 feet; thence southeasterly along the arc of a curve concave northeasterly and having a radius of 35.00 feet, an arc distance of 49.76 feet, said arc being subtended by a chord bearing and distance of South 67 degrees 17 minutes 51 seconds East, 45.67 feet; thence northeasterly along the arc of a curve concave northwesterly and having a radius of 1,295.00 feet, an arc distance of 286.08 feet, said arc being subtended by a chord bearing and distance of North 65 degrees 38 minutes 47 seconds East, 285.50 feet; thence South 60 degrees 18 minutes 14 seconds East, 268.94 feet; thence South 22 degrees 03 minutes 57 seconds East, 346.45 feet; thence North 67 degrees 56 minutes 03 seconds East, 20.00 feet; thence North 22 degrees 03 minutes 57 seconds West, 353.38 feet; thence North 60 degrees 18 minutes 14 seconds West, 264.74 feet; thence northerly along the arc of a curve concave westerly and having a radius of 35.00 feet, an arc distance of 75.46 feet, said arc being subtended by a chord bearing and distance of North 03 degrees 17 minutes 57 seconds West, 61.67 feet; thence northwesterly along the arc of a curve concave northeasterly and having a radius of 255.00 feet, an arc distance of 142.04 feet, said arc being subtended by a chord bearing and distance of North 49 degrees 06 minutes 30 seconds West, 140.21 feet; thence North 29 degrees 24 minutes 12 seconds West, 66.58 feet; thence North 60 degrees 35 minutes 48 seconds East, 233.55 feet; thence easterly along the arc of a curve concave southerly and having a radius of 460.00 feet, an arc distance of 218.62 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 12 minutes 42 seconds East, 216.56 feet; thence North 87 degrees 49 minutes 35 seconds East, 229.60 feet; thence easterly along the arc of a curve concave southerly and having a radius of 30.00 feet, an arc distance of 4.14 feet, said arc being subtended by a chord bearing and distance of South 88 degrees 13 minutes 02 seconds East, 4.14 feet; thence South 84 degrees 15 minutes 39 seconds East, 106.89 feet; thence North 87 degrees 49 minutes 35 seconds East, 100.00 feet; thence South 01 degrees 58 minutes 43 seconds East, 709.76 feet; thence North 88 degrees 58 minutes 47 seconds East, 102.77 feet; thence South 35 degrees 01 minutes 19 seconds East, 75.83 feet; thence South 67 degrees 40 minutes 27 seconds East, 286.58 feet; thence South 00 degrees 15 minutes 09 seconds East, 33.73 feet; thence North 89 degrees 44 minutes 51 seconds East, 20.00 feet; thence North 00 degrees 15 minutes 09 seconds West, 47.08 feet; thence North 67 degrees 40 minutes 27 seconds West, 294.07 feet; thence North 35 degrees 01 minutes 19 seconds West, 65.55 feet; thence North 02 degrees 08 minutes 05 seconds West, 704.69 feet; thence North 87 degrees 49 minutes 35 seconds East, 613.77 feet; thence northeasterly along the arc of a curve concave northwesterly and having a radius of 805.00 feet, an arc distance of 1,233.95 feet, said arc being subtended by a chord bearing and distance of North 43 degrees 54 minutes 47 seconds East, 1,116.64 feet; thence North, 85.11 feet; thence northeasterly along the arc of a curve concave southeasterly and having a radius of 50.00 feet, an arc distance of 76.48 feet to the north line of said Section 18, said arc being subtended by a chord bearing and distance of North 43 degrees 49 minutes 19 seconds East, 69.24 feet; thence on said north line, South 87 degrees 38 minutes 38 seconds West, 181.13 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 50.06 feet, said arc being subtended by a chord bearing and distance of South 28 degrees 41 minutes 00 seconds East, 48.00 feet; thence South, 85.51 feet; thence southwesterly along the arc of a curve concave northwesterly and having a radius of 695.00 feet, an arc distance of 1,065.34 feet, said arc being subtended by a chord bearing and distance of South 43 degrees 54 minutes 48 seconds West, 964.06 feet; thence South 87 degrees

49 minutes 35 seconds West, 833.78 feet; thence South 79 degrees 54 minutes 50 seconds West, 106.89 feet; thence westerly along the arc of a curve concave northerly and having a radius of 30.00 feet, an arc distance of 4.14 feet, said arc being subtended by a chord bearing and distance of South 83 degrees 52 minutes 13 seconds West, 4.14 feet; thence South 87 degrees 49 minutes 35 seconds West, 229.60 feet; thence westerly along the arc of a curve concave southerly and having a radius of 540.00 feet, an arc distance of 256.64 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 12 minutes 42 seconds West, 254.23 feet; thence South 60 degrees 35 minutes 48 seconds West, 218.40 feet; thence North 29 degrees 13 minutes 42 seconds West, 219.71 feet; thence westerly along the arc of a curve concave southerly and having a radius of 35.29 feet, an arc distance of 55.84 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 33 minutes 32 seconds West, 50.19 feet ; thence southwesterly along the arc of a curve concave northwesterly and having a radius of 775.88 feet, an arc distance of 128.75 feet, said arc being subtended by a chord bearing and distance of South 64 degrees 51 minutes 51 seconds West, 128.60 feet; thence South 83 degrees 03 minutes 18 seconds West, 613.82 feet; thence South 83 degrees 16 minutes 50 seconds West, 109.10 feet; thence southwesterly along the arc of a curve concave southeasterly and having a radius of 33.58 feet, an arc distance of 54.68 feet, said arc being subtended by a chord bearing and distance of South 36 degrees 38 minutes 06 seconds West, 48.83 feet; thence South 07 degrees 35 minutes 47 seconds East, 58.89 feet; thence South 17 degrees 35 minutes 25 seconds East, 163.93 feet; thence North 82 degrees 46 minutes 59 seconds East, 94.47 feet; thence North 85 degrees 23 minutes 11 seconds East, 61.85 feet; thence North 09 degrees 47 minutes 21 seconds West, 237.29 feet; thence North 83 degrees 03 minutes 18 seconds East, 551.18 feet; thence South 16 degrees 17 minutes 17 seconds East, 241.46 feet; thence South 79 degrees 12 minutes 05 seconds West, 206.86 feet; thence South 85 degrees 23 minutes 11 seconds West, 434.38 feet; thence westerly along the arc of a curve concave southerly and having a radius of 1,040.00 feet, an arc distance of 146.57 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 20 minutes 57 seconds West, 146.45 feet ; thence westerly along the arc of a curve concave northerly and having a radius of 50.00 feet, an arc distance of 42.47 feet, said arc being subtended by a chord bearing and distance of North 78 degrees 21 minutes 07 seconds West, 41.21 feet ; thence northwesterly along the arc of a curve concave southwesterly and having a radius of 88.00 feet, an arc distance of 15.71 feet, said arc being subtended by a chord bearing and distance of North 59 degrees 07 minutes 46 seconds West, 15.69 feet ; thence northwesterly along the arc of a curve concave northeasterly and having a radius of 50.00 feet, an arc distance of 42.29 feet, said arc being subtended by a chord bearing and distance of North 40 degrees 00 minutes 46 seconds West, 41.04 feet; thence North 15 degrees 46 minutes 56 seconds West, 23.84 feet; thence South 81 degrees 37 minutes 25 seconds West, 64.48 feet; thence South 04 degrees 29 minutes 56 seconds East, 31.78 feet; thence southerly along the arc of a curve concave westerly and having a radius of 50.00 feet, an arc distance of 38.80 feet, said arc being subtended by a chord bearing and distance of South 17 degrees 43 minutes 50 seconds West, 37.83 feet ; thence southwesterly along the arc of a curve concave southeasterly and having a radius of 88.00 feet, an arc distance of 22.33 feet, said arc being subtended by a chord bearing and distance of South 32 degrees 41 minutes 29 seconds West, 22.27 feet ; thence southwesterly along the arc of a curve concave northwesterly and having a radius of 50.00 feet, an arc distance of 36.91 feet, said arc being subtended by a chord bearing and distance of South 46 degrees 34 minutes 19 seconds West, 36.08 feet; thence South 09 degrees 24 minutes 34 seconds East, 74.36 feet to the point of beginning.