

THIS DOCUMENT PREPARED
BY AND RETURN TO:
FRANK E. MILLER, ESQUIRE
PAPPAS, METCALF, JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FL 32202

WARRANTY DEED

THIS DEED is made as of the _____ day of July, 2006, between **THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida, herein the "Grantor" and **PINE RIDGE PLANTATION OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 1914 Art Museum Drive, Jacksonville, Florida 32207, and whose taxpayer identification number is _____ herein the "Grantee". (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors or assigns.)

WITNESSETH, That Grantor in consideration of Ten and No/100 Dollars (\$10.00) and other valuable considerations to him/it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, and Grantee's heirs, successors and assigns forever all of that certain property situate in Clay County, Florida, as described on Exhibit "A" attached hereto.

PARCEL IDENTIFICATION NUMBER: _____

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances unto Grantee in fee simple. And Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

**THE SCHOOL BOARD OF CLAY COUNTY,
FLORIDA**, a political subdivision
of the State of Florida

Name Printed:_____

By:_____
Name Printed:_____
Its: Chairman

Name Printed:_____

STATE OF FLORIDA }
 }SS
COUNTY OF CLAY }

The foregoing instrument was acknowledged before me this ____ day of July, 2006, by _____, as _____ Chairman of The School Board of Clay County, Florida, a political subdivision of the State of Florida, on behalf of the School Board.

(Print Name_____)
NOTARY PUBLIC
State of Florida at Large
Commission #_____
My Commission Expires:_____
Personally known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced

EXHIBIT "A"

A portion of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: BEGINNING 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 327.77 feet; thence South 40°48'13" East, 1032.23 feet; thence North 53°32'15" East, 248.48 feet; thence South 56°45'29" East, 1877.15 feet; thence South 00°00'20" East, 1125.77 feet; thence South 83°19'51" West, 1317.62 feet; thence South 00°15'15" West, 359.35 feet; thence South 89°51'24" West, along the Easterly prolongation of the Northerly line of those certain lands described in Official Records Book 1422, Page 1792 of the Public Records of said County, 19.10 feet to the Northeast corner of said lands in Official Records Book 1422, Page 1792 for a POINT OF BEGINNING; thence continue South 89°51'24" West, along the Northerly line of said last mentioned lands, a distance of 9.99 feet; thence Southerly around and along the arc of a curve concave Westerly and having a radius of 860.00 feet, a distance of 322.68 feet, said arc being subtended by a chord bearing and distance of South 19°20'24" West, 320.79 feet to the point of tangency of said curve; thence South 30°05'21" West, 241.64 feet to the point of curvature of a curve concave Easterly and having a radius of 242.50 feet; thence Southerly around and along the arc of said curve, a distance of 345.19 feet, said arc being subtended by a chord bearing and distance of South 10°41'26" East, 316.78 feet to the point of tangency of said curve; thence South 51°28'12" East, 66.57 feet to the point of curvature of a curve concave Southwesterly and having a radius of 322.50 feet; thence Southeasterly around and along the arc of said curve, a distance of 291.13 feet, said arc being subtended by a chord bearing and distance of South 25°36'31" East, 281.34 feet to a point of cusp; thence North 00°15'09" East, along the East line of those certain lands described as Parcel 3 in Official Records Book 1422, Page 1798 of said Public Records, 327.74 feet to the Northeast corner thereof; thence North 89°50'52" East, along the North line of the Southeast ¼ of the Southwest ¼ of said Section 30, a distance of 334.52 feet; thence Northerly and Westerly along the Easterly line of those certain lands described in Official Records Book 1466, Pages 812 and 814, Official Records Book 1422, Page 1790 and Official Records Book 1422, Page 1792, run the following courses and distances: North 00°08'29" West, 465.56 feet; North 89°48'52" West, 131.25 feet; North 00°14'02" East, 188.00 feet; North 89°48'59" West, 200.00 feet; North 00°15'09" East, 135.00 feet to the POINT OF BEGINNING.