

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

C. Victoria Knight, Esquire
Foley & Lardner LLP
100 North Tampa Street, Suite 2700
Tampa, FL 33601

Tax Parcel Folio #: _____



2008023374 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$0.70
2008023374 BK:2215 PG:2148
05/12/2008 01:32 PM 3 PGS
AHOLMES, DC Receipt #012662

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of May, 2008 between **GULF TO LAKES ASSOCIATES LTD.**, a Florida limited partnership, whose address is 2600 W. Black Diamond Cr., Suite B, Lecanto, Florida 34461 (hereinafter called the "Grantor"), and **ANCHOR RIDGE, LLC**, a Florida limited liability company, whose address is 4301 Anchor Plaza Parkway, Ste. 400, Tampa, Florida 33634 (hereinafter called the "Grantee").

WITNESSETH:

That the 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 the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Citrus, State of Florida, as more particularly described in the Exhibit "A" annexed hereto and by this reference made a part hereof.

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

SUBJECT TO real estate taxes and assessments for 2008 and all subsequent years, and all covenants, conditions, easements and restrictions of record listed in the Public Records of Citrus County, Florida.

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

And the Grantor does specially 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.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

Name: Beverly Partain
Print Name: Beverly Partain

Name: Donna Jacob
Print Name: DONNA JACOB

GULF TO LAKES ASSOCIATES, LTD.,
a Florida limited partnership

By: **Gulf to Lakes Real Estate, Inc.,** a
Florida corporation, its General
Partner

By: [Signature]
Print Name: Joseph Cappuccilli
Title: Vice President

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 7th day of May, 2008, by Joseph Cappuccilli, as Vice President of **Gulf to Lakes Real Estate, Inc.,** a Florida corporation, as the General Partner of **GULF TO LAKES ASSOCIATES, LTD.,** a Florida limited partnership, on behalf of the company. He is personally known to me or produced _____ as identification.

Beverly L. Partain
NOTARY PUBLIC
Name: _____
Serial #: _____
My Commission Expires: _____

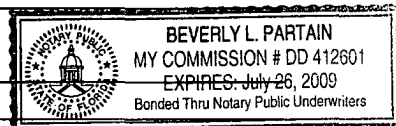


EXHIBIT A
Legal Description

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 662, AT PAGE 570, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTIONS 21 AND 22, TOWNSHIP 18 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE S 89°52'32" W, ALONG THE SOUTH LINE OF SAID SECTION 21, 90.76 FEET, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 491 (A PUBLIC RIGHT-OF-WAY NOMINALLY 100 FEET WIDE); THENCE N 23°26'02" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 90.23 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 486 (A PUBLIC RIGHT-OF-WAY NOMINALLY 100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE S 52°40'06" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 54.10 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 89°52'32" W, 1898.15 FEET; THENCE N 00°07'28" W, 876.34 FEET; THENCE N 89°52'32" E, 1698.16 FEET; THENCE N 23°26'02" E, 308.80 FEET; THENCE S 66°33'58" E, 560.00 FEET, TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 491; THENCE S 23°26'02" W, ALONG SAID RIGHT-OF-WAY LINE, 984.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING 45.00 ACRES, MORE OR LESS.