

PREPARED BY AND RETURN TO:

Kirkpatrick & Lockhart Preston Gates Ellis LLP
1717 Main Street, Suite 2800
Dallas, Texas 75201-6966
Attention: Bob Feroze

Parcel Tax I.D. No. 16E17S11-44100



SPECIAL WARRANTY DEED

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$35.50
DOCUMENTARY TAX: \$0.70
2008029584 BK: 2223 PG: 2080
06/16/2008 12:27 PM 4 PGS
JCLEMONS, DC Receipt #016107

STATE OF FLORIDA

COUNTY OF CITRUS

CITRUS CONDOS, INC., a Florida corporation ("Grantor"), with an address of 5803 Greenville Avenue, Dallas, Texas 75206-2916, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto the **W.W. CARUTH, JR. FOUNDATION** ("Grantee") having an address of c/o Bank of America, N.A., 901 Main Street, 16th Floor, Dallas, Texas 75202, Attention: Pamela A. Spadaro (i) all that real property situated in the County of Citrus, State of Florida, and more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to all easements, restrictions, reservations and limitations of record, if any (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, subject to the Permitted Encumbrances, unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This Deed may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

No new consideration given or received. No change in beneficial ownership of the subject property. This transaction is exempt from state documentary stamps pursuant to Fla. Adm. Code, Rule 12B-4.013(33) and 4.014(2)(c) and (b).

EXECUTED as of the 20th day of May, 2008.

GRANTOR:

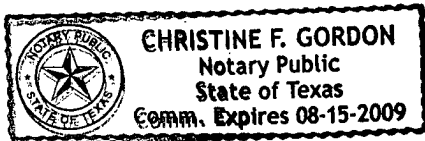
CITRUS CONDOS, INC., a Florida
corporation

By: *Paul Moser*
Name: PAUL MOSER
Title: VICE PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me this 20th day of May, 2008, by Paul Moser
the Vice President of Citrus Condos, Inc., a Florida corporation, on behalf of said corporation.

(SEAL)



Christine F. Gordon

Notary Public in and for
the State of Texas

CHRISTINE F GORDON
Print name of notary

My Commission Expires: 8/15/09

GRANTEE:

W.W CARUTH, JR. FOUNDATION

By: BANK OF AMERICA, N.A., as Trustee of the W. W.
Caruth, Jr. Foundation

By:

Name:

Title:

Pamela A. Spadaro

VICE PRESIDENT

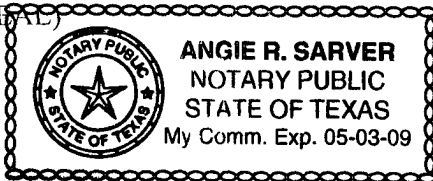
STATE OF Texas

COUNTY OF Dallas

§
§
§

This instrument was acknowledged before me this 4th day of June, 2008, by Pamela A. Spadaro
the Vice President Bank of America, N.A., as trustee of the W.W. Caruth, Jr. Foundation, on behalf of said
entities.

(SIGNED)



Angie R. Sarver

Notary Public in and for

The State of Texas

ANGIE R. Sarver

Print name of notary

My Commission Expires: 05-03-09

EXHIBIT A

LEGAL DESCRIPTION

Beginning at the NE corner of $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 11, Township 17 South, Range 16 East, thence S 0° 34' 56" W, along the East boundary of said $\frac{1}{2}$ of NW $\frac{1}{4}$ a distance of 1848.10 feet to the point of intersection of said East boundary with the East line of a 50-foot permanent access road easement lying Easterly of U. S. Highway No. 19, said point being 200.0 feet from and at a right angle to the center line of said U. S. Highway No. 19; thence N 30° 16' 13" W along said easement line, 403.39 feet, thence S 59° 43' 47" W along said easement line 30.00 feet to a point that is 170.0 feet from and at a right angle to said highway center line; thence N 30° 16' 13" W along said easement line, 400.00 feet; thence S 59° 43' 47" W along said easement line, 20.00 feet to a point that is 150.00 feet from and at right angle to said highway center line; thence N 30° 16' 13" W along said easement line, 200.00 feet to the NE corner of said easement; thence S 59° 43' 47" W along the North line of said easement and along the North boundary of additional right-of-way for U. S. Highway No. 19, a distance of 80.00 feet, said point being on the Easterly right-of-way line of said U. S. Highway No. 19, 70.00 feet from and at right angle to said highway center line; thence N 30° 16' 13" W along said right-of-way line 361.20 feet to the point of curvature of a curve concave Easterly and having a radius of 3204.04 feet; thence Northerly along and with said right-of-way line curve, a chord bearing and distance of N. 23° 22' 02" W 770.19 feet to the Point of intersection of said right-of-way line curve with the North boundary of said $\frac{1}{2}$ of NW $\frac{1}{4}$; thence N 88° 34' 30" E, along said North boundary, a distance of 1124.74 feet to the Point of Beginning. There is excepted from the foregoing description the North 20.00 feet thereof conveyed by Grantor to Earl B. Foss, Sr. and Earl B. Foss, Jr., by Quit Claim Deed dated February 20, 1956, and recorded in Official Record Book 23, Page 267, Public Records of Citrus County, Florida.