

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of the 27<sup>th</sup> day of December, 1988, by SHERRY A. STANLEY, as Trustee under that certain Trust Agreement dated as of October 18, 1985 and identified as 1985 RECEIVABLES ("Grantor"), to COASTAL SOUTHWEST PROPERTIES, INC., a Florida corporation, whose address is 24518 Tangarine Avenue, Port Charlotte, FL 33952 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and the Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to the land situated in Citrus County, Florida which is described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO (a) all outstanding taxes and assessments pertaining to the property for the current year, all prior years and all subsequent years; (b) applicable zoning laws and all other governmental rules and regulations; (c) easements, reservations, restrictions, limitations, conditions and all other matters of record, including, without limitation, reservations held by the State of Florida, through the Trustees of the Internal Improvement Fund, if any; (d) water, sewer and all other governmental assessments and charges; (e) outstanding assessments levied by homeowners' or property owners' associations and all liens securing the same; and (f) all agreements for deed and installment sales contracts pertaining to the land conveyed hereby.

TO HAVE AND TO HOLD the same in fee simple forever.

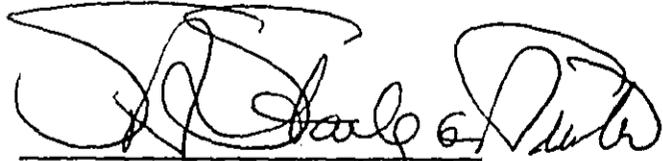
AND the Grantor will warrant and defend the land against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other; PROVIDED, HOWEVER, IT IS EXPRESSLY understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that the foregoing warranty, covenant and undertaking made on the part of the Grantor while in form purporting to be the warranty, covenant and undertaking of said Grantor are nevertheless, each and every one of them, made and intended not as the personal warranty, covenant and undertaking of the Grantor or for the purpose or with the intention of binding said Grantor personally but are made and intended for the purpose of binding only the property which is subject to the Trust Agreement described above, and this Special Warranty Deed is executed and delivered by said Grantor not in her own right, but solely in the exercise of the powers conferred upon her as Trustee under said Trust Agreement, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Sherry A. Stanley or any of the beneficiaries of said Trust Agreement on account of this Special Warranty Deed or on account of any warranty, covenant or undertaking of the Grantor contained in this Special Warranty Deed, either expressed or implied, and all such personal liability, if any, is hereby expressly waived and released by the Grantee by Grantee's acceptance hereof.

IN WITNESS WHEREOF, the Grantor has executed these presents as of the day and year first above written.

Signed sealed and delivered  
in the presence of:

Sherry A. Stanley

Nancy D. Schatzman



Sherry A. Stanley, as Trustee  
under that certain Trust  
Agreement dated as of  
October 18, 1985 and identi-  
fied as 1985 RECEIVABLES

PREPARED BY AND RETURN TO:  
45455.30/4 SHERRY A. STANLEY, P.A.  
of WEIL, GOTSHAL & MANGES  
701 Brickell Avenue, 21 Fl.  
Miami, Florida 33131

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STATE OF FLORIDA            )  
  ss:  
COUNTY OF DADE            )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 1988, by Sherry A. Stanley, as Trustee under that certain Trust Agreement dated as of October 18, 1985 and identified as 1985 RECEIVABLES.

*Nancy A. Scharfman*  
NOTARY PUBLIC, State of  
Florida at Large

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. FEB. 17, 1992  
BONDED THRU GENERAL INS. UND. ,

45455.30/4-6

5 6 6 8 8 5

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER, CLERK

89 JUN 5 PM 1 38

*Sherry A. Stanley*  
D.C.

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68-90-10

Sherry A. Stanley

EXHIBIT "A"

Lot 7, Block B-N; Lots 1, 4 and 5, Block B-P;  
Lot 16, Block B-18; Lot 5, Block B-19; Lot 23, Block B-23;  
Lot 15, Block B-28; Lots 7 and 13, Block B-36; Lot 4, Block B-39;  
Lot 9, Block B-41; Lot 18, Block B-43; Lot 17 and 23, Block B-44;  
Lots 6, 34, 36 and 48, Block B-46; Lot 5, Block B-49; Lot 43,  
Block B-54; Lot 1 and 3, Block B-55; Lot 13, 33 and 34, Block B-  
57; Lot 14, Block B-60; Lot 8, Block B-69; Lot 35, Block B-73;  
Lot 8, 24 and 25, Block B-82; Lot 6 and 31, Block B-90; Lots 4  
and 12, Block B-91; . . . . .; Lots 5 and 55, Block B-93;  
Lot 19, Block B-97; Lot 20, Block B-99; Lot 1, Block B-104; Lot  
7, Block B-107; Lot 8, Block B-110; Lots . . . . . 50, Block B-111;  
Lot 16, Block B-120; Lot 5, Block B-122; Lot 28, Block B-124; Lot  
14, Block B-125; Lot 10, Block B-127; Lot 15, Block B-130; Lots  
17 and 18, Block B-138, CYPRESS VILLAGE, SUGARMILL WOODS, a  
subdivision according to the Plat thereof, as recorded in Plat  
Book 9, pages 86 through 150, and continued in Plat Book 10,  
Pages 1 through 9, as amended in Plat Book 9, Page 87A, all of  
the Public Records of Citrus County, Florida.

Lot 26, Block B-161; Lots 4 and 20, Block B-169, OAK VILLAGE,  
SUGARMILL WOODS, a subdivision according to the Plat thereof,  
as recorded in Plat Book 10, Pages 10 through 56, of the Public  
Records of Citrus County, Florida.

Jennifer Vickers 01-06-89

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