

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of October, 1978, by and between A. B. TAFF & SONS, INC., hereinafter referred to as "Grantor", and NORTH FLORIDA PROPERTIES, INC., a Florida corporation, hereinafter referred to as "Grantee".

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed unto the said Grantee, its heirs and assigns forever, the following described real estate situate, lying and being in Leon County, Florida, to wit:

(See Exhibit "A" attached hereto.)

SUBJECT TO that certain Mortgage to the Federal Land Bank of Columbia, South Carolina dated April 22, 1975, and recorded May 2, 1975, in the public records of Leon County, Florida, in Official Records Book 711, at Page 640, and all covenants and restrictions of record.

And the said Grantor does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever, except those noted above.

IN WITNESS WHEREOF, the said Grantor has hereunto affixed his hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

A. B. TAFF & SONS, INC.

[Handwritten signature]

By *[Handwritten signature]*
George S. Taff, President

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to

443958
RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
IN THE 6907 & PAGE 1045
NOV 21 11 22 AM 1978
AT THE TIME AND DATE NOTED
PAUL F. HARTSFIELD
CLERK OF CIRCUIT COURT

take acknowledgments, personally appeared George S. Taff,
to me known to be the person described as President,
of A. B. TAFF & SONS, INC., in and who executed the foregoing
Warranty Deed, and acknowledged before me that that person execu-
ted the foregoing Warranty Deed in the name of and for that
corporation; that as such corporate officer that person is duly
authorized by that corporation to do so; and that the foregoing
Warranty Deed is the act and Warranty Deed of that corporation.

WITNESS my hand and official seal in the County and
State named above this, this 2nd day of October, 1978.

David M. ...
NOTARY PUBLIC, State of Florida
at Large
My Commission Expires: 3/7/81

Notary Public, State of Florida at Large
My Commission Expires March 7, 1981
Bonded by ...

AL8000
R351
57431

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
NOV 21 '78
180.00

OF FLORIDA
DOCUMENTARY STAMP TAX
NOV 21 '78
900.00

OF FLORIDA
DOCUMENTARY STAMP TAX
NOV 21 '78
120.00

AL8000
LEON
C0001
044623
FLORIDA
DEPT. OF REVENUE
NOV 21 '78
P.B. 11078
DOCUMENTARY SUR-TAX
66.00

DYE AND THRASHER
ATTORNEYS AT LAW
P. O. BOX 821
1120 THOMASVILLE ROAD
TALLAHASSEE, FLORIDA
32302

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Southeast corner of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run thence South 88 degrees 29 minutes 05 seconds West 2582.51 feet to an old axle marking the Southeast corner of the Southwest Quarter of said Section 21, thence run South 89 degrees 00 minutes 10 seconds West along the South boundary of said Section 21 as aforesaid, a distance of 1058.5 feet to a point which is the point of beginning. From said point of beginning run thence South 89 degrees 00 minutes 10 seconds West along the South boundary of said Section 21 a distance of 1599.84 feet to the Southwest corner of Section 21 as aforesaid; thence run North 00 degrees 02 minutes 04 seconds East a distance of 856.81 feet to a point, thence run North 89 degrees 00 minutes 10 seconds East a distance of 466.5 feet to a point, thence run North 00 degrees 02 minutes 04 seconds East 466.5 feet to a point; thence run North 89 degrees 00 minutes 10 seconds East a distance of 832.76 feet to a point, thence run North 01 degree 28 minutes 39 seconds West 1320.33 feet to a point marked by an old concrete monument, thence run North 89 degrees 00 minute 10 seconds East 1369.06 feet to a point, thence run South 00 degrees 18 minutes 07 seconds East 1988.01 feet to a point on the centerline of Williams Road, thence run North 83 degrees 45 minutes 57 seconds West along the centerline of Williams Road a distance of 543.91 feet to a point; thence run North 83 degrees 41 minutes 37 seconds West along the centerline of Williams Road a distance of 522.29 feet to a point; thence South 00 degrees 38 minutes 34 seconds East a distance of 803.7 feet to a point on the South boundary of Section 21 to the point of beginning, containing 97 acres, more or less;

AND, ALSO;

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run South 0 degree 02 minutes West 262.78 feet along the West boundary of Section 21 to the point of beginning; thence continue South 0 degree 02 minutes West 202.92 feet along the West boundary of Section 21 to a point, thence run North 89 degrees 00 minutes 10 seconds East 469.7 feet to a point; thence run North 0 degree 02 minutes East 100 feet to a point on the South boundary of Williams Road; thence run North 78 degrees 41 minutes West 478.95 feet along said road to the point of beginning, and containing 1.64 acres, more or less, and being a part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida;

LESS AND EXCEPT:

Commence at the Southwest corner of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run North 89 degrees 0 minute 10 seconds East 1225.28 feet along the South boundary of Section 21 to the point of beginning, thence North 1 degree 07 minutes 10 seconds West 835.92 feet to a point on the South line of Rose Road, thence South 83 degrees 54 minutes 10 seconds East 376.63 feet along said road to a point, thence South 1 degree 07 minutes 10 seconds East 789.3 feet to a point on the South boundary of Section 21, thence South 89 degrees 0 minute 10 seconds West 374.56 feet to the point of beginning, containing 7.0 acres more or less and being a part of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida;

Page 2, Exhibit "A", Legal Description

LESS AND EXCEPT: (Continued)

AND, ALSO:

Commence at the Southwest corner of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run North 89 degrees 00 minute 10 seconds East 915.88 feet along the South boundary of Section 21 to the point of beginning, thence North 1 degree 07 minutes 10 seconds West 871.7 feet to a point on the South line of Rose Road, thence South 84 degrees 24 minutes East 311.54 feet along said road to a point, thence South 1 degree 07 minutes 10 seconds East 835.92 feet to a point on the South boundary of Section 21, thence South 89 degrees 00 minute 10 seconds West 309.4 feet to the point of beginning, containing 6.06 acres more or less and being a part of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida;

AND, ALSO:

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run North 89 degrees 0 minute 10 seconds East 466.5 feet to the point of beginning, thence continue North 89 degrees 0 minute 10 seconds East 296.0 feet to a point, thence South 0 degree 02 minutes West 400.0 feet to a point on the North boundary of Rose Road, thence North 78 degrees 51 minutes West 301.6 feet along said road to a point, thence North 0 degree 02 minutes East 336.5 feet to the point of beginning, containing 2.50 acres more or less and being a part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida;

AND, ALSO:

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run North 89 degrees 0 minute 10 seconds East 1122.5 feet to the point of beginning, thence continue North 89 degrees 0 minutes 10 seconds East 172.6 feet to a point, thence South 0 degree 02 minutes West 470.9 feet to a point on the North boundary of Rose Road, thence North 83 degrees 24 minutes West 173.7 feet along said road to a point, thence North 0 degree 02 minutes East 447.95 feet to the point of beginning, containing 1.82 acres more or less and being a part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida;

AND, ALSO:

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run North 89 degrees 0 minute 10 seconds East 947.5 feet to the point of beginning, thence continue North 89 degrees 0 minute 10 seconds East 175.0 feet to a point, thence South 0 degree 02 minutes West 447.95 feet to a point on the North boundary of Rose Road, thence North 83 degrees 24 minutes West 176.13 feet along said road to a point, thence North 0 degree 02 minutes East 424.64 feet to the point of beginning, containing 1.75 acres more or less and being a part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida;

Page 3, Exhibit "A", Legal Description

LESS AND EXCEPT: (Continued)

AND, ALSO;

Commence at the Southwest corner of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run North 89 degrees 00 minute 10 seconds East 615.88 feet along the South boundary of Section 21 to the point of beginning, thence North 0 degree 02 minutes 30 seconds West 920.0 feet to a point on the South line of Rose Road, thence South 81 degrees 18 minutes East 286.7 feet along said road to a point, thence South 1 degree 07 minutes 10 seconds East 871.7 feet to a point on the South boundary of Section 21, thence South 89 degrees 00 minute 10 seconds West 300 feet to the point of beginning, containing 6.0 acres, more or less, and being a part of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida;

AND, ALSO;

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run North 89 degrees 0 minute 10 seconds East 762.5 feet to the point of beginning, thence continue North 89 degrees 0 minute 10 seconds East 185.0 feet to a point, thence South 0 degree 02 minutes West 424.64 feet to a point on the North boundary of Rose Road, thence North 83 degrees 24 minutes West 186.2 feet along said road to a point, thence North 0 degree 02 minutes East 400.0 feet to the point of beginning, containing 1.75 acres more or less and being a part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida;

AND, ALSO;

Commence at the Northeast corner of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run South 0 degree 08 minutes 40 seconds East 964.33 feet along the said quarter section line to the point of beginning, thence continue South 0 degree 08 minutes 40 seconds East 330.00 feet along said quarter section line to a point, thence West 688.13 feet to a point, thence North 330.00 feet to a point, thence East 687.31 feet to the point of beginning, containing 5.20 acres more or less and being a part of the East half of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida. Reserving the West 30 feet for roadway easement;

AND, ALSO;

Begin at the Northeast corner of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida, and run thence South 0 degrees 08 minutes 40 seconds East 304.33 feet along the East boundary of the Southwest Quarter of Section 21, to a point, thence West 685.65 feet to a point, thence North 311.70 feet to a point on the North boundary of the Southwest Quarter of Section 21, thence South 89 degrees 23 minutes East 584.92 feet to the point of beginning, containing 4.85 acres, more or less, and being a part of the East Half of the Southwest Quarter of Section 21, Township 1 South, Range 2 East, Leon County, Florida. Reserving that part of the Southwest corner contained in roadway for roadway easement; also an easement for access over and across a 60-foot roadway lying between and adjoining the above described and Williams Road, and cornering the above described by a cul-de-sac at the Southwest corner of the above described .

The above described parcels containing a net of 61.02 acres, more or less, and being a part of Section 21, Township 1 South, Range 2 East, Leon County, Florida. (Augustine Meadows)

Page 4, Exhibit "A", Legal Description (Augustine Hills)

Beginning at the Northwest corner of the Southeast 1/4 of Section 21, Township 1 South, Range 2 East, Leon County, Florida, thence North 00 degrees 00 minutes 04 seconds West 368.54 feet to a point, thence East 1628.47 feet to a point on the West boundary of Louvenia Drive, thence along said road South 19 degrees 42 minutes 00 seconds West 795.03 feet to a point of curve to the left, thence following said curve through a central angle 19 degrees 38 minutes 00 seconds (radius = 2904.79') arc length 995.37 feet, thence South 00 degrees 04 minutes 00 seconds West 673.61 feet to an intersection with the North R/W of Williams Road, thence along said Williams Road North 83 degrees 44 minutes 20 seconds West 413.19 feet to a point, thence North 66 degrees 30 minutes 56 seconds West 52.35 feet to a point, thence North 83 degrees 44 minutes 20 seconds West 523.20 feet to a point, thence South 05 degrees 42 minutes 18 seconds West 52.35 feet to a point, thence North 83 degrees 44 minutes 20 seconds West 160.43 feet to a point, thence leaving Williams Road North 00 degrees 00 minutes 04 seconds West 1898.88 feet to the POINT OF BEGINNING.

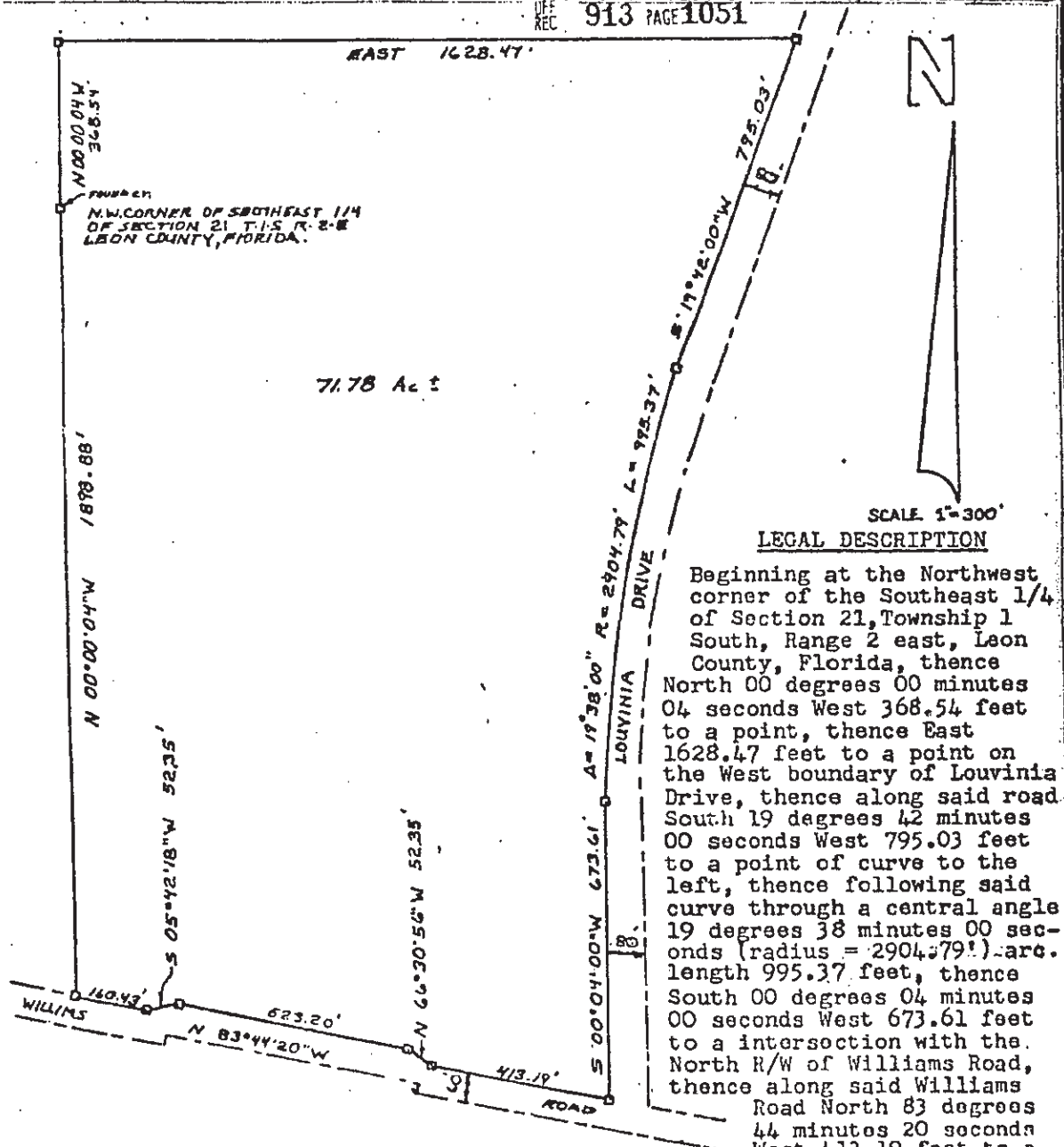
Containing 71.78 acres, more or less.

Restrictions

Augustine Hills

1. No subdividing below two (2) acres.
2. Mobile homes will be allowed through October 1, 1981, ONLY.
3. Single family residence with minimum of 1,300 square feet of heated space.
4. No commercial raising of any kind of animals.

See attached Survey Plat.



SCALE 1"=300'
LEGAL DESCRIPTION

Beginning at the Northwest corner of the Southeast 1/4 of Section 21, Township 1 South, Range 2 east, Leon County, Florida, thence North 00 degrees 00 minutes 04 seconds West 368.54 feet to a point, thence East 1628.47 feet to a point on the West boundary of Louvinia Drive, thence along said road South 19 degrees 42 minutes 00 seconds West 795.03 feet to a point of curve to the left, thence following said curve through a central angle 19 degrees 38 minutes 00 seconds (radius = 2904.79') arc length 995.37 feet, thence South 00 degrees 04 minutes 00 seconds West 673.61 feet to an intersection with the North R/W of Williams Road, thence along said Williams Road North 83 degrees 44 minutes 20 seconds West 413.19 feet to a

point, thence North 66 degrees 30 minutes 56 seconds West 52.35 feet to a point, thence North 83 degrees 44 minutes 20 seconds West 523.20 feet to a point, thence South 05 degrees 42 minutes 18 seconds West 52.35 feet to a point, thence North 83 degrees 44 minutes 20 seconds West 160.43 feet to a point, thence leaving Williams Road North 00 degrees 00 minutes 04 seconds West 1898.88 feet to the POINT OF BEGINNING.

Containing 71.78 Acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

Ted L. Bidley
 TED L. BIDDY, RE.
 FLA. REGISTERED LAND SURVEYOR No. 2658
 FLA. PROFESSIONAL ENGINEER No. 17656

11-7-78
 DATE

JOB No. Bob Campbell
 BOOK No. G1

Page 5, Exhibit "A", Legal Description (Augustine Oaks)

That part of the Southeast Quarter of Section 8 and that part of the Southwest Quarter of Section 9, Township 1 South, Range 2 East, Leon County, Florida, lying South of the Old St. Augustine Road described as follows:

Commence at the Northwest corner of the Southeast Quarter of said Section 8 and run thence South, along the Quarter Section line 1481.3 feet to the Northwest corner of that certain 5-acre tract of land as described in Official Record Book 812, Page 490 of the Public Records of Leon County, Florida, thence run North 79 degrees 58 minutes East along the North line of said 5-acre tract a distance of 203.1 feet to a concrete monument marking the Northeast corner of said 5-acre tract which is the POINT OF BEGINNING.

From said point of beginning run thence South, along the East line of said 5-acre tract of land a distance of 740.91 feet to a concrete monument, thence North 80 degrees 07 minutes East 4038.39 feet to a concrete monument on the West right-of-way line of a County Road, thence run Northwesterly along said right-of-way line along a curve to the right an arc distance of 123 feet, more or less, to a concrete monument (the chord of said arc bears North 06 degrees 39 minutes West for a distance of 122.65 feet), thence continuing along the West right-of-way line of said County Road North 03 degrees 44 minutes West 605.76 feet to an iron pipe, thence along said right-of-way line North 78 degrees 50 minutes West 14.6 feet to a concrete monument on the South maintained right-of-way of said Old St. Augustine Road, thence run Southwesterly along the South boundary line of the maintained right-of-way of said St. Augustine Road 3968 feet, more or less, to the point of beginning (the straight line distance bears South 80 degrees 07 minutes West for a distance of 3967.60 feet), containing 67.20 acres more or less.

Restrictions

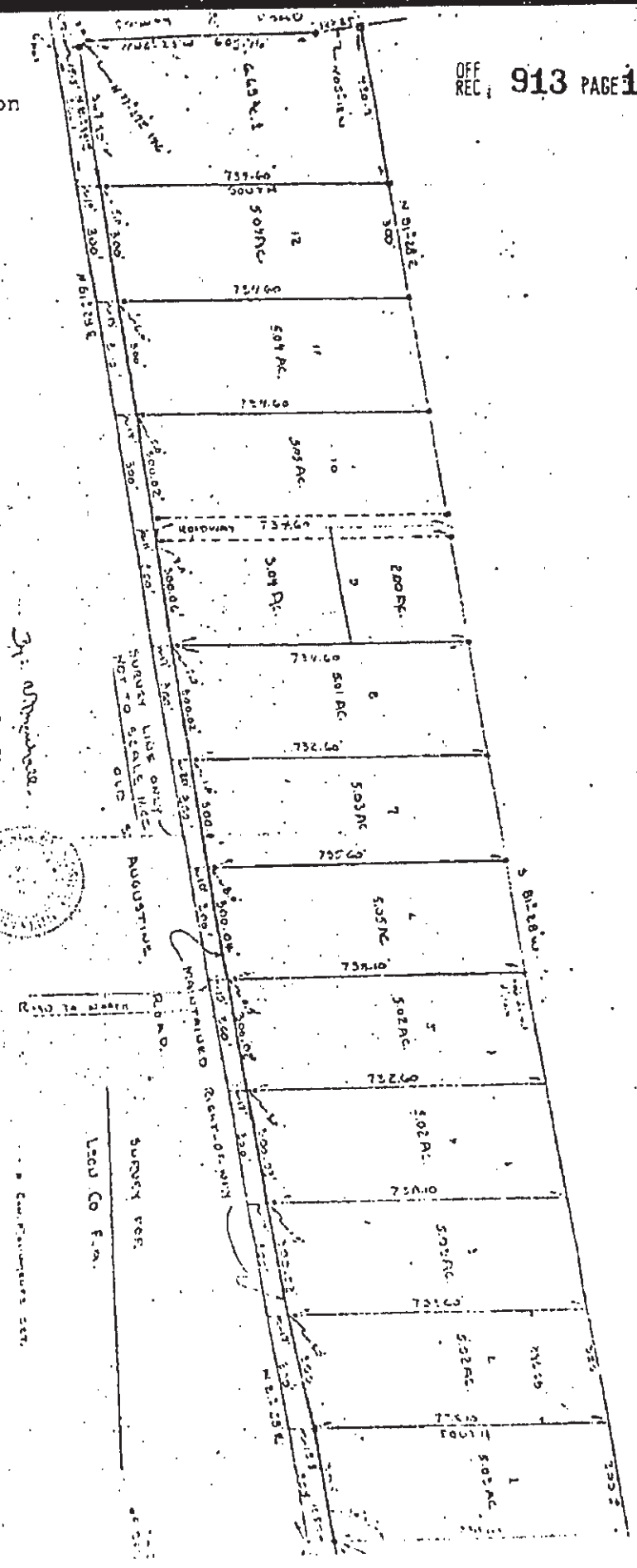
Augustine Oaks

1. No subdividing less than two (2) acres.
2. Single family residence only with minimum of 1,700 square feet of heated space.
3. No commercial raising of any kind of animals.
4. No hogs or chickens.
5. No mobile or modular homes for any length of time.

See attached Survey Plat.

THIS DEED CONVEYS 200 ACRES MORE OR LESS.

31. *[Signature]*
Oct. 25, 1978



1100



DEPARTMENT OF GROWTH AND ENVIRONMENTAL MANAGEMENT
AFFIDAVIT FOR BOUNDARY SETTLEMENT

This affidavit certifies that the parcels identified in the official records of the Clerk of the Circuit Court of Leon County, Florida, as Augustine Meadows Area 2152E 2756A
West part Lot 12 + east 200 ft of Lot 15 (32-21-03-000-013-0)
(and) Augustine Meadows Unit 21 15 2E 2756A east part Lot 12 and
west 100.75 ft of Lot 1 Block A Augustine Meadows (32-21-03-000-012-0)
(and) -N/A-

are owned by James Baggett, Jr. (and) Kristin H. Baggett
(and) Robert D. Davis and are hereby granted an exception from the
platting or replanting requirements of the Leon County Subdivision and Site and Development
Plan Regulations, as set forth in the Leon County Code of Laws.

This exception allows the conveyance between the adjoining parcel owners identified for the
purpose of a boundary settlement. The above identified property owners agree, acknowledge,
and represent that the sole purpose of the conveyance is to adjust or settle the common boundary
line between the said above referenced properties; and, the reason for such purpose is, as stated
in the conveyance instrument; and the recorded deeds w/ legal descriptions resulting
parcels lawfully allow the construction of at least one single dwelling unit on each resulting
parcel, pursuant to the 2010 instrument of conveyance Comprehensive Plan and other County
Ordinances. This affidavit only satisfies the processing procedures of the Leon County
Subdivision and Site and Development Plan Regulations. This exception DOES NOT waive nor
denote compliance with any other applicable Comprehensive Plan requirements, land use, or
land development regulations, including, but not limited to environmental requirements and
zoning regulations.

The property owner(s) further hereby agree that this document shall be recorded in the public
records of Leon County, Florida, and shall serve as a covenant running with the land as to all
parcels described herein, and shall be applicable to and binding upon the property owner(s)
successors in title, grantees, heirs, and assigns. The property owners hereby acknowledge that
the filing of this affidavit does not ensure the ability to develop any of the above identified
parcels.

Dated this 4th day of May, 2006.

Department of Growth and Environmental
Management:

Witness:

Joan Schair
(Signature)
Joan Schair
Senior Planner
(Print Name and Title)

Thomas Huff
(Signature)
Thomas Huff
Planner I
(Print Name and Title)

STATE OF FLORIDA
LEON COUNTY

The foregoing instrument was acknowledged before me this 4th day of May, 2006
by Joan Schair, who is personally known to me and did not take an oath.

Approved as to Form:
[Signature]
County Attorney

Pam Scott
Signature of Notary/Deputy Clerk
Pam Scott
Type or Print Name

Continued on Page 2 for Property Owner(s) Signature
Revised 05/30/03



Pam Scott
MY COMMISSION # DD162390 EXPIRES
October 31, 2006
BONDED THRU TROY FARM INSURANCE, INC.

Page 2 Continuation of Affidavit for Boundary Settlement

Property Owner Name(s) Robert D. Davis, James Baggett, Jr. & Kirsten H. Baggett

Parcel No. 32-21-03-000-012-0
32-21-03-000-013-0

Property Owners (1):

[Signature]
Signature
ROBERT D. DAVIS
Print Name

Witness (1):

[Signature]
Signature
Bob Paynter
Print Name

STATE OF Florida
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me this 5th day of MAY, 2000, by JAMES BAGGETT who is personally known to me or who has/have produced DL as identification.



[Signature]
Signature of Notary/Deputy Clerk
RACHEL M. BLACKMON
Type or Print Name

Title or Rank

Property Owners (2):

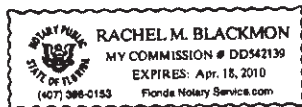
[Signature]
Signature
JAMES E. BAGGETT
Print Name

Witness (2):

[Signature]
Signature
Kirsten Hoffman-Baggett
Print Name

STATE OF Florida
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me this 12th day of MAY, 2000, by KIRSTEN BAGGETT who is personally known to me or who has/have produced DL as identification.



[Signature]
Signature of Notary/Deputy Clerk
RACHEL M. BLACKMON
Type or Print Name

Title or Rank

Property Owners (3):

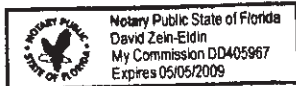
[Signature]
Signature
Kirsten Hoffman Baggett
Print Name

Witness (3):

[Signature]
Signature
Bob Paynter
Print Name

STATE OF Florida
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me this 5th day of May, 2000, by Robert D. Davis who is personally known to me or who has/have produced DL as identification.



[Signature]
Signature of Notary/Deputy Clerk

Type or Print Name

Title or Rank