



CFN 20070328042
OR BK 21913 PG 0360
RECORDED 07/09/2007 12:38:04
Palm Beach County, Florida
AMT 3,443,125.00
Doc Stamp 24,102.40
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0360 - 361; (2pgs)

Prepared by and return to:
Scott L. McMullen
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505 South Flagler Drive Suite 1100
West Palm Beach, FL 33401
561-659-3000
File Number: 22606.50
Will Call No.: 85

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Special Warranty Deed

This Special Warranty Deed made this 5 day of July, 2007 between Watertower Business Park, LLC, a Florida limited liability company whose post office address is 2801 PGA Boulevard, Suite 220, West Palm Beach, FL 33410, grantor, and Florida Public Utilities Company, a Florida corporation whose post office address is 401 South Dixie Highway, West Palm Beach, FL 33401, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Tract A, Schumacher at Water Tower Road, according to the map or plat thereof as recorded in Plat Book 85, Page(s) 163, Public Records of Palm Beach County, Florida and more particularly described as:

The East 602.00 feet of the West 966.10 feet of the South 450.00 feet of the Northwest quarter of Section 20, Township 42, South, Range 43 East, lying in Palm Beach County, Florida.

Parcel Identification Number: 36-43-42-20-26-001-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Kristin Colucci
[Signature]
Witness Name: Vrene Daniel

Watertower Business Park, LLC, a Florida limited liability company

By: [Signature]
Brian K. Waxman, Managing Member
By: [Signature]
Peter J. Applefield, Managing Member

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 5th day of July, 2007 by Brian K. Waxman, Managing Member of Watertower Business Park, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced _____ as identification.

[Notary Seal]

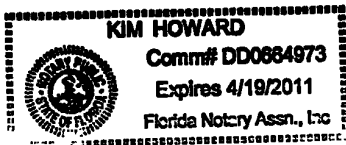


[Signature]
Notary Public
Printed Name: Kim Howard
My Commission Expires: _____

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 5th day of July, 2007 by Peter J. Applefield, Managing Member of Watertower Business Park, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Kim Howard
My Commission Expires: _____