

970097-05 2

ORIGINAL FILE COPY

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WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of this 19th day of November, 1990, by CENTURY GROUP, INC., a Florida Corporation (hereinafter called the "Grantor"), to B.D.C., INC., a Florida corporation, whose post office address is 36323 Arbor Oaks Drive, Zephyrhills, Florida 335411, and whose tax identification number is (hereinafter called the "Grantee").

900  
150  
10,450.00  
10460.50

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in PASCO County, Florida (the "Property"), described as follows:

Tracts 22, 27, 28, 37 and 38, ZEPHYRHILLS COLONY COMPANY LANDS, in Section 9, Township 26 South, Range 21 East, as per the Plat thereof, as recorded in Book 1, Page 55, of the Public Records of PASCO County, Florida. 9.00  
[Property Appraiser's Parcel Identification 002200-0000] 1.50

REC MOD TR FUND 1.50  
DDC STAMPS  
01 00 41 1 10450.00  
TOTAL 10460.50

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 the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances, except real property taxes accruing subsequent to December 31, 1989, and those matters set forth in Exhibit "A" attached hereto and made a part hereof.

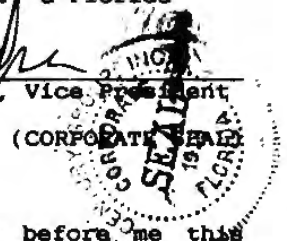
IN WITNESS WHEREOF, the Grantor has cause these presents to be executed in its name, by its officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

CENTURY GROUP, INC. a Florida Corporation  
BY JAMES R. LOOKER, Vice President

Grant T. Downy  
Janda Owen

STATE OF FLORIDA:  
COUNTY OF Hillsborough



The foregoing instrument was acknowledged before me this 19th day of November, 1990, by JAMES R. LOOKER, the Vice President of CENTURY GROUP, INC., a Florida Corporation.

(SEAL)

Janda Owen  
NOTARY PUBLIC  
My Commission Expires:

RETURN TO: GOODOLD & COMPANY, P.A.  
P. O. Box 1984  
Winter Park, Florida 32789 (FS)

Cherish  
Deputy Clerk

DOCUMENT NUMBER-DATE  
04723 MAY 13 1991  
PSC-RECORDS/REPORTING

**EXHIBIT "A"**

1. Subject to a Resolution by the Board of County Commissioners that the area lying within one mile of each side of State Road #54, extending from the Westerly limits of the City of Zephyrhills as to the West Township line of Range 21 East be and the same is hereby zoned against the sale of intoxication and alcoholic beverages, as recorded in County Commissioners Minute Book 13, Page 459, Public Records of Pasco County, Florida.
2. Easement between Arbor Oaks and Withlacoochee River Electric Cooperative, recorded February 27, 1987, in Official Records Book 1584, Page 1365, Public Records of Pasco County, Florida.
3. Easement between Arbor Oaks and Withlacoochee River Electric Cooperative, filed May 9, 1989, in Official Records Book 1806, Page 614, Public Records of Pasco County, Florida.
4. Rights of Tenants, as tenants only, under unrecorded leases, as disclosed by Grantor to Grantee in writing at Closing.

RECORD VERIFIED  
JED PITTMAN  
Clerk Circuit Court, Pasco County

*J. Pittman*

Nov 21 1 33 PM '90

11:33 AM  
RECORDS  
CLERK  
JED PITTMAN

7 2 4 9 0 8