

3
RETURN

WARNTDEEDtmw
CHICKDEEDjjs

RETURN TO/Prepared by:
David A. King, Attorney
1416 Kingsley Avenue
Orange Park, FL 32073

WARRANTY DEED

THIS DEED, made this 30th day of December, 2008 **BY AND BETWEEN**

AHPLA, Inc.,
a Florida corporation
1722 Kingsley Avenue
Suite 195
Orange Park, Florida 32073

hereinafter "GRANTOR", and

Chick-P Properties, L.L.C.,
a Florida limited liability company
619 Fenwick Lane
Jacksonville, Florida 32259

hereinafter "GRANTEE",

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration paid by said Grantee to the Grantor, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the Grantee and Grantee's heirs, successors and assigns forever the following described lands located in the County of Clay, State of Florida:

See Exhibit "A" attached hereto and made a part hereof.

PARCEL NO. 13-04-25-020331-099-16 (cut out)

Together with and subject to covenants, restrictions and easements of record, if any, and taxes for the current year.

Together with all tenements, improvements, incorporeal rights and appurtenances thereto; to have and to hold same in fee simple forever.

Said Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, has hereunto set Grantor's hand this day and year first above written.

WITNESSED BY:

AHPLA, Inc.,
a Florida corporation
1722 Kingsley Avenue
Suite 195
Orange Park, Florida 32073

David A King
Witness

Print DAVID A. KING

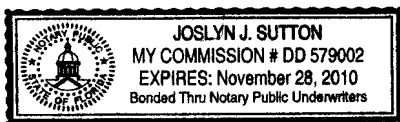
BY: Marvin E. Wilhite
Marvin E. Wilhite,
President

Lindsey L. Dallas
Witness

Print Lindsey L. Dallas

STATE of FLORIDA
COUNTY of CLAY

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, personally appeared Marvin E. Wilhite, as President of AHPLA, Inc., personally known to me to be the person who executed the foregoing instrument and who acknowledged before me that he executed same, on this 30TH day of December, 2008.



Joslyn J. Sutton
Print Name Joslyn J. Sutton
Notary Public

EXHIBIT "A"

A parcel of land situated in Lots 14 and 15, Section 12, Ridgewood, Clay County, Florida, according to Deed Book 'Q', page 663 of the public records of said county, said parcel being more particularly described as follows:

Commence at the most southerly corner of Lot 30, Foxridge Unit 1, according to Plat Book 11, pages 50 through 53 of said public records; thence on the northeasterly line of Garfield Avenue (Camp Johnson Road) run South 44 degrees 58 minutes 00 seconds East, 2256.10 feet; thence South 84 degrees 18 minutes 15 seconds East, 7.73 feet to the northwesterly line of State Road No. 21 (Blanding Boulevard); thence on last said line North 56 degrees 21 minutes 30 seconds East, 589.41 feet; thence North 33 degrees 38 minutes 30 seconds West, 145.92 feet to the point of beginning; thence continue North 33 degrees 38 minutes 30 seconds West, 110.27 feet; thence North 50 degrees 38 minutes 24 seconds East, 34.00 feet; thence North 33 degrees 38 minutes 30 seconds West, 60.00 feet; thence South 50 degrees 38 minutes 24 seconds West, 34.00 feet; thence North 33 degrees 38 minutes 30 seconds West, 30.15 feet; thence North 50 degrees 38 minutes 24 seconds East, 36.82 feet; thence on the arc of a curve concave southeasterly and having a radius of 150.0 feet, a chord distance of 68.96 feet, the bearing of said chord being North 63 degrees 55 minutes 48 seconds East; thence South 33 degrees 38 minutes 30 seconds East, 145.00 feet; thence South 56 degrees 21 minutes 30 seconds West, 105.00 feet to the point of beginning.

Subject to an easement for ingress and egress as per Official Records Book 912, pages 658 through 662 and Official Records Book 1014, pages 723 through 727 of said public records.

Subject to an easement to Kingsley Service Company as per Official Records Book 846, pages 337 through 339 of said public records.

Subject to an easement for vehicular and pedestrian ingress and egress as per Official Records Book 1410, pages 1526 through 1531 of said public records.

Certified to: Ahpla, Inc.