

WILL CALL #85

This Special Warranty Deed Made the 28 day of December 1995, by JONATHAN'S LANDING, INC., a Delaware corporation, hereinafter called the grantor, to JONATHAN'S LANDING GOLF CLUB, INC., a Florida corporation not-for-profit, whose post office address is 16823 Captain Kirlle Drive, Jupiter, Florida 33477, hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County and Martin County, Florida¹ (the "Property"), viz:

Subject to restrictions, reservations, dedications and easements of record and taxes for the year 1996 and all subsequent years.

Saving and Reserving Unto Grantor, its successors and assigns, a perpetual, non-exclusive access, ingress and egress easement over, across and through the Property, for the purpose of maintaining, repairing, improving or constructing improvements on the Property, at grantor's sole cost and expense which grantor determines, in grantor's reasonable discretion, is necessary or prudent under the terms and conditions of any and all surface water

¹ THIS DEED IS BEING RECORDED IN PALM BEACH COUNTY AND MARTIN COUNTY. ALL DOCUMENTARY STAMP TAXES HAVE BEEN ATTACHED TO THE DEED RECORDED IN PALM BEACH COUNTY.

management or environmental permits, licenses or authorizations which grantor may now hold or hereafter hold in the future, and for such other purposes as grantor may deem appropriate, in its reasonable discretion, provided grantor does not unreasonably interfere with grantee's use of the Property as a golf course, and further provided that grantor shall (i) pay all costs associated with said work, at its sole expense and (ii) promptly restore the Property to a condition which does not materially and adversely affect the use of the Property as a golf course.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining, including, but not limited to, that certain Easement recorded in Official Record Book 3452, Page 1295, Public Records of Palm Beach County, Florida.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized.

Signed, sealed and delivered
in the presence of:

JONATHAN'S LANDING, INC., a
Delaware corporation

Witness

Print Name: LAM B ALTMAN

BY:

CRAIG L. COMBS,
President

Witness

Print Name: ALAN I. ARMOUR II

Address: 17290 Jonathan Drive
Jupiter, FL 33477

Copy

ORE 9065 Pg 575

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28
day of December, 1995 by CRAIG L. COMBS, as President of Jonathan's
Landing, Inc., a Delaware corporation, on behalf of the
corporation. He is personally known to me or has produced a
driver's license as identification.

Doris J. Davis
Notary Public

Print Name: Doris J. Davis

(NOTARY SEAL)

My commission expires:

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DORIS J. DAVIS
Notary Public, State of Florida
My Commission Expires Sept. 13, 1996
Commission No. CC 230007

DORIS J. DAVIS
Notary Public, State of Florida
My Commission Expires Sept. 13, 1996
Commission No. CC 230007

This is a Certified Copy

EXHIBIT "A"

**LEGAL DESCRIPTION FOR GOLF COURSE AT
JONATHAN'S LANDING
PALM BEACH COUNTY, FLORIDA**

Parcels GC1, GC2, GC3, GC4 and BB of Jonathan's Landing Plat No. Two, Plat Book 35, Pages 20 and 21, Palm Beach County, Florida.

Parcels GC 4 of Jonathan's Landing Plat No. Four, Plat Book 41, Pages 183 through 185, Palm Beach County, Florida.

Parcels JG, GC6, GC7, GC8 (including that area shown as "Reserved For Golf Course Maintenance Area" within Parcel GC8), GC9 of Jonathans' Landing Plat No. Eight, Plat Book 48, Pages 88 through 91, Palm Beach County, Florida.

Parcels GC5 and GC10 of Recreation Areas at Jonathan's Landing, Plat Book 57, Page 171, Palm Beach County, Florida.

EXHIBIT "A" (CONTINUED)

**LEGAL DESCRIPTION FOR GOLF COURSE AT
JONATHANS LANDING IN MARTIN COUNTY, FLORIDA**

Parcels A, B and R and Access Easement
of Old Trail P.U.D., Phase I, Plat Book
10, Page 64, Martin County, Florida.

Parcels BB and Preserve Easements less
preservation area of Parcel G;
Maintenance easements; and Parcels A, B,
C, D E and F, and Utility Site and
Access Road of Old Trail P.U.D., Phase
II, Plat Book 11, Page 96, Martin
County, Florida.