

This Instrument was prepared by and return to:
PYLE & DELLINGER, PL
1655 N. Clyde Morris Boulevard, Ste. 1
Daytona Beach, FL 32117
Our File Number: 5995-001

Property Appraiser's Folio No. **02-13-30-0650-00C0-0100 and 02-13-30-0650-00C0-0101**

WARRANTY DEED TO TRUSTEE UNDER 304 LAND TRUST

(STATUTORY FORM -- §689.071, F.S.)

THIS WARRANTY DEED made the 20 day of May, 2008, by **STEPHEN D. STRICKLAND**, hereinafter called "Grantor", to **STEPHEN D. STRICKLAND**, (hereinafter referred to as "Trustee") as Trustee under that certain land trust dated **May 20, 2008**, and known as **304 LAND TRUST**, (hereinafter referred to as the "Trust Agreement") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described. The address of the Trustee is PO Box 729, Bunnell, Florida 32110.

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situate in **Flagler County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The subject properties are not the homestead properties of the grantor, nor are they contiguous to his homestead property.

This conveyance is subject to: Taxes and Assessments for the year 2008 and subsequent years; and Zoning and other governmental regulations.

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and the Trust Agreement.

If the initial Trustee fails or ceases to act as Trustee for any reason, the following are designated to serve jointly as successor co-Trustees, with all the powers contained herein: **ANGEL L. STRICKLAND, HEWITT J. DUPONT and MARVIN R. STRICKLAND**. If three people are serving as Trustee, all decisions to be made by my Trustee shall be effective if any two concur on the proposed action.

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about, or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be awful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises or be obliged to see that the terms of said Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying

upon or claiming under any such conveyance lease or other instrument (a) that at the time of its delivery the Trust created by this Deed and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and of the Trust Agreement and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are co-trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustees shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against, the trustee individually on account of any instrument executed by or on account of any representation warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of the beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

This deed is given and accepted in accordance with Section 689.071 (8), Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. "Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set his hand and seal this 20 day of May, 2008.

Signed, sealed and delivered in our presence:

Denise Knox
(First Witness)
DENISE KNOX

Stephen D. Strickland
STEPHEN D. STRICKLAND

Printed or typed name
Patricia L. Bennett
(Second Witness)
PATRICIA L. BENNETT

Printed or typed name

NOTICE
In the preparation of this instrument, the scrivener has not examined title to the described property and makes no warranty, representation or opinion, either express or implied, as to the title, quantity or boundaries of the property or the existence of any liens, unpaid taxes, or other encumbrances.

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 20 day of May, 2008, **STEPHEN D. STRICKLAND**, who (check appropriate box) is personally known to me or has produced _____ as identification.

Notary Public _____
Title or Rank _____
Commission Number _____

Michael A. Pyle
Notary Signature
MICHAEL A. PYLE
Notary Name Printed

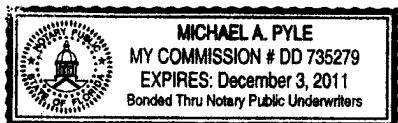


Exhibit "A"

A parcel of land lying in Section 2, Township 13 South, Range 30 East, Flagler County, Florida, and being part of Block C and Block D, of BUNNELL DEVELOPMENT COMPANY'S SUBDIVISION, a subdivision as recorded in Map Book 1, Page 1, of the Public Records of Flagler County, Florida, and more particularly described as follows:

Beginning at a concrete monument marking the Southeast corner of the Southwest Quarter (1/4) of Section 2, Township 13 South, Range 30 East, also being the Southeast corner of Block C, BUNNELL DEVELOPMENT COMPANY'S SUBDIVISION, Map Book 1, Page 1, bear S.89°12'50"W. along the South line of Section 2 a distance of 1307.37 feet to the Southwest corner of Tract 10, Block C, and the Southeast corner of Official Records Book 312, Page 502; thence N.2°35'51"W. along the West line of Tract 10, Block C and the East line of Official Records Book 312, Page 502, and Official Records Book 574, Page 135, a distance of 1131.09 feet; thence N.2°14'38"W. along the East line of Block C, a distance of 724.61 feet to the South line of Official Records Book 681, Page 476; thence N.84°16'22"E. along the South line of Official Records Book 681, Page 476, a distance of 473.99 feet to the Southeast corner of Official Records Book 681, Page 476; thence continue N.84°16'22"E. a distance of 371.63 feet; thence S.2°35'49"E. a distance of 2019.34 feet to the South line of the Southeast Quarter (1/4) of Section 2 and the South line of Block D, BUNNELL DEVELOPMENT COMPANY'S SUBDIVISION; thence S.89°12'59"W. along the South line of the Southeast Quarter (1/4) of Section 2, and the South line of Block D a distance of 856.79 feet to the POINT OF BEGINNING of this description.

Containing 74.0378 acres more or less.

AND

A parcel of land being a part of Block C, Bunnell Development Company's Subdivision of Section 2, Township 13 South, Range 30 East, Flagler County, Florida, lying Southeast of the Southeast right-of-way line of County Road 304 (125' R/W) and being more particularly described as follows:

From a Point of Reference being the Southwest corner of said Section 2, bear N02°34'19"W, along the West line of said Section 2, a distance of 520.56 feet to a point of intersection with the Southeast right-of-way line of said County Road 304; thence N41°27'45"E, along said Southeast right-of-way line, a distance of 1887.88 feet, to the Point of Beginning; thence continue N41°27'45"E, along Southeast right-of-way line, a distance of 24.67 feet to a point of intersection; thence continue N41°37'55"E, along Southeast right-of-way line, a distance of 211.59 feet; thence S48°22'15"E, departing Southeast right-of-way line, a distance of 1311.81 feet; thence S85°15'42"W, a distance of 1108.14 feet; thence N02°24'31"W, a distance of 787.03 feet to the Southeast right-of-way line and the Point of Beginning.

Containing 13.5602 acres, more or less.

AND

A parcel of land being a part of Block C, Bunnell Development Company's Subdivision of Section 2, Township 13 South, Range 30 East, Flagler County, Florida, lying Southeast of the Southeast right-of-way line of County Road 304 (125' R/W) and being more particularly described as follows:

From a Point of Reference being the Southwest corner of said Section 2, bear N02°34'19"W, along the West line of said Section 2, a distance of 520.56 feet to a point of intersection with the Southeast right-of-way line of said County Road 304; thence N41°27'45"E, along said Southeast right-of-way line, a distance of 1887.88 feet; thence continue N41°27'45"E, along Southeast right-of-way line, a distance of 24.67 feet to a point of intersection; thence continue N41°37'55"E, along Southeast right-of-way line, a distance of 211.59 feet; to the Point of Beginning; thence continue N41°37'55"E, a distance of 211.59 feet, thence S48°22'15"E, departing Southeast right-of-way line, a distance of 908.61 feet; thence N88°58'59"E, a distance of 347.40 feet; thence S02°14'38"E, a distance of 415.68 feet; thence S85°15'42"W, a distance of 203.54 feet; thence N48°22'15"W a distance of 1311.81 feet to the Southeast right-of-way line of State Road 304 and the Point of Beginning.

Containing 8.0730 acres, more or less.