

5 MIN. RETU...
PHONE # 296-4551

Doc# 2004194735
Book: 11873
Pages: 1555 - 1556
Filed & Recorded
06/16/2004 09:22:07 AM
TIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.00
DEED DDC STAMP \$ 0.20
REC ADDITIONAL \$ 8.00

Prepared By and Return To:
Centex Homes - Attn.: C. Trick
6620 Southpoint Drive South - Suite 400
Jacksonville, FL 32216

Parcel I.D.: #154378-2050-7
#154378-2060-6
#154378-2270-1
#154378-2300-6

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of June 2004, by **CENTEX HOMES**, a Nevada general partnership, whose place of business is 6620 Southpoint Drive South, Suite 400, Jacksonville, Florida 32216 (Grantor), in favor of Wyngate Forest Owners' Association, Inc., a Florida corporation, whose address is c/o Sentry Management, 2180 W. S.R. 434 - Suite 5000, Longwood, FL 32779 (Grantee).

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and sells to Grantee, and the successors and assigns of Grantee, forever, the following described real property (the "Property") located in Duval County, Florida, to wit:

TRACTS A, B, D and E, together with the Private Streets/Roads (All of Winnsboro Drive, a 78' private road right-of-way, Warlin Drive East, a 50' private road right-of-way, Warlin Drive North, a 50' private road right-of-way, Warlin Drive South, a 50' private road right-of-way, Whitmire Court, a 50' private road right-of-way and Warnell Drive, a 50' private road right-of-way), WYNGATE FOREST, according to plat thereof recorded in Plat Book 55, Page(s) 17-17E, of the current public records of Duval County, Florida.

SUBJECT TO, taxes and assessments for the year 2004, and subsequent years, the Plat and all other matters of record, if any, but this reference shall not operate to reimpose the same.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND, Grantor does hereby warrant the title to said Property by, through and under the said Grantor and will defend the same against the lawful claims of all persons claiming by through or under the Grantor but against none other.

(2)

THE AFOREDESCRIBED PROPERTY is and shall be continuously owned, maintained, administered and operated as a Conservation Area(s), Recreation Area and Roadway(s) within Wyngate Forest under and as defined in the Wyngate Forest Declaration of Covenants, Conditions and Restrictions dated May 13, 2002, recorded June 12, 2002, in Official Records Book 10525, Pages 1114-1228-A, Public Records of Duval County, Florida. Without limiting the generality of the foregoing, Grantor hereby reserves and reaffirms, and Grantee by its acceptance hereof likewise acknowledges and reaffirms, all of Grantor's rights as ("Declarant") under the aforesaid covenants as such rights pertain and relate to the Property.

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of partnerships and corporations, wherever the context so permits or requires.

Signed, sealed and delivered in our presence:

CENTEX HOMES, a Nevada general partnership

Cathy Tride
Print Name: Cathy Tride

By: CENTEX REAL ESTATE CORPORATION, a Nevada corporation, its managing general partner

Tina Edwards
Print Name: Tina Edwards

By: Lisa Boyd
Lisa Boyd - North Florida Division - Controller

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 14th day of June 2004, by Lisa Boyd, Division Controller of Centex Real Estate Corporation, a Nevada corporation, managing general partner of CENTEX HOMES, a Nevada general partnership on behalf of said corporation. She is personally known to me.

(Notary Seal)

Carol Hart Flow
Print Name: Carol Hart Flow



Carol Hart Flow
MY COMMISSION # DD126037 EXPIRES
August 25, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public - State of Florida at Large
Commission Number: DD126037
Commission Expires: 8-25-06