THIS WARRANTY DEED made the 15th day of March, 2002, by DEERFIELD LAND CORPORATION, a Delaware Corporation, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (wherever used herein the terms “grantor” and “grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Osceola County, Florida, viz:

Parcel 106

That Part of:

Tracts A and B of Osceola Corporate Center, according to the Plat thereof as recorded in Plat Book 5, Page 147, of the Public Records of Osceola County, Florida, lying within Section 3, Township 25 South, Range 29 East; LESS lands described in Official Records Book 1187, Page 1038, Public Records of Osceola County, Florida.


Being described as follows:

PART A:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06'15" East 558.890 meters (1833.62 feet); thence North 89°53'45" West 30.466 meters (99.95 feet) to the existing Westerly right of way line for State Road 500/600 for the POINT OF BEGINNING; thence continue North 89°53'45" West 2.080 meters (6.82 feet); thence South 00°06'15" West 100.988 meters (331.32 feet) to the existing Northerly right of way line of Osceola Parkway; thence North 45°02'56" East along said Northerly right of way line a distance of 2.919 meters (9.58 feet) to aforesaid Westerly right of way line for State Road 500/600; thence along said Westerly right of way line North 00°06'52" East 98.922 meters (324.55 feet) to the Point of Beginning.

PART B:
Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06'15" East 558.890 meters (1833.62 feet); thence North 89°53'45" West 30.466 meters (99.95 feet) to the existing Westerly right of way line for State Road 500/600; thence along said Westerly right of way line North 00°06'52" East 18.426 meters (60.45 feet); thence continue along said Westerly right of way line North 13°34'48" East 5.434 meters (17.83 feet) for the POINT OF BEGINNING; thence continue along said Westerly right of way line the following 4 courses, North 13°34'48" East 59.887 meters (196.48 feet); thence North 00°06'15" (East) 502.273 meters (1647.87 feet) to the beginning of a curve concave Westerly, having a radius of 3477.528 meters (11409.19 feet) and a chord bearing of North 03°22'30'' West; thence Northerly along the arc of said curve through a central angle of 06°57'30", a distance of 422.331 meters (1385.60 feet) to the end of said curve; thence North 06°51'15" West 41.466 meters (136.04 feet) to the North line of said Section 7; thence North 89°50'41" West along said North line of Section 3, a distance of 10.862 meters (35.64 feet); thence departing said North line run South 06°51'15" East 42.791 meters (140.39 feet) to the beginning of a curve concave Westerly, having a radius of 3466.747 meters (11373.82 feet) and a chord bearing of South 03°22'30'' East; thence Southerly along the arc of said curve through a central angle of 06°57'30", a distance of 421.022 meters (1381.30 feet) to the end of said curve; thence South 00°06'15" West 431.277 meters (1414.95 feet); thence North 89°53'45" West 3.175 meters (10.42 feet); thence South 00°06'15" West 129.234 meters (424.00 feet) to the Point of Beginning.

PART C:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06'15" East 446.260 meters (1464.10 feet) to a point on the Westerly projection of the existing Northerly right of way line of Osceola Parkway; thence along said Westerly projection run South 89°55'50" East 29.015 meters (95.19 feet) to a point on the existing Northerly right of way line of said Osceola Parkway and the POINT OF BEGINNING: thence along said existing Northerly right of way line continue South 89°55'50" East 0.156 meter (0.51 foot); thence North 00°06'15" East 257.945 meters (846.27 feet) to the South line of Lot 1, Osceola Corporate Center, per Plat Book 6, Pages 147-149, public records of Osceola County, Florida; thence South 89°28'33" West along said South line 13.932 meters (45.71 feet) to the existing Easterly right of way line for said State Road 500/600; thence South 00°06'15" West along said Easterly right of way line 248.444 meters (815.10 feet) to a point on the existing Northerly right of way line of said Osceola parkway; thence continue along said existing Northerly right of way line South 55°44'04" East 16.647 meters (54.62 feet) to the Point of Beginning.

PART D:

Commence at the Northeast corner of the Northwest 1/4 of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Northerly line of the Northwest 1/4 of said Section 3 run North
89°50'41" West 391.262 meters (1283.67 feet) to the existing Easterly right of way line of State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532 for the POINT OF BEGINNING; thence along said right of way line South 06°51'15" East 6.099 meters (20.01 feet) to the South line of Tract "B", Osceola Corporate Center, as recorded in Plat Book 6, page 147-149, public records of Osceola County, Florida; thence along said South line South 89°50'41" East 10.424 meters (34.20 feet); thence North 06°51'15" West 6.099 meters (20.01 feet) to said Northerly line of said Northwest 1/4; thence along said Northerly line North 89°50'41" West 10.424 meters (34.20 feet) to the Point of Beginning.

PART E:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06'15" East 160.002 meters (524.94 feet) to a point on the Easterly projection of the existing Northerly right of way line of Congden Street, a 50 foot right of way according to the plat of Tract Subdivision, as recorded in Plat Book 1, Page 399, Public Records of Osceola County, Florida; thence departing said centerline, run North 89°54'05" West along said Easterly projection and said existing Northerly right of way line 173.008 meters (567.61 feet) to the West line of those lands described in Official Records Book 224, Page 737, Public Records of Osceola County for the POINT OF BEGINNING; thence continue along said Northerly existing right of way line of Congden Street North 89°54'05" West 45.102 meters (147.97 feet); thence North 00°18'02" East 103.544 meters (339.71 feet); thence South 89°41'58" East 45.115 meters (134.89 feet) to a point on said West line of said lands described in Official Records Book 224, Page 737, Public Records of Osceola County; thence South 00°18'30" West along said West line, a distance of 103.384 meters (339.18 feet) to the Point of Beginning.

Containing 1.8512 hectares (4.822 acres) in aggregate, more or less.

This legal description prepared under the direction of:
Gerald S. Smith, P.L.S. No. 5638
Department of Transportation
719 South Woodland Blvd.
DeLand, Florida 32720

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 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2001, and subject to all easements, restrictions, covenants and reservations of record, if any, however, this reference thereto shall not operate to reimpose the same.
IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunder affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Witness:

DEERFIELD LAND CORPORATION
a Delaware corporation

By: ____________________________
    Thomas A. Roenik
    Its Vice President & Secretary

Print Name: Patricia A. Taft

Print Name: ________

STATE OF Florida

COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 27th day of December 2001, by Thomas A. Roenik, Vice President and Secretary of DEERFIELD LAND CORPORATION, a Delaware Corporation, on behalf of the Corporation, who is personally known to me or who has produced Florida Driver's License as identification.

PRINT/TYPE NAME: PATRICIA A. TAFT
Notary Public in and for the County and State last aforesaid.
My Commission Expires: March 16, 2003
Serial No., if any:___________________

ACQUISITION OF THIS LAND IS NECESSARY FOR MW PURPOSES UNDER THREAT OF CONDEMNATION PURSUANT TO SEC. 337, 27 F.S.

[Signature]