

This Instrument prepared by
~~And upon recording return to:~~
Keith H. Wadsworth
Peterson & Myers, P.A.
130 East Central Avenue
Lake Wales, Florida 33853

From Parent Tracts Tax I.D. #232902-000000-033460 and #232902-000000-031020

WARRANTY DEED

THIS INDENTURE, made this 4th day of August, 2008, between

ATP Holdings, LLC, a Massachusetts limited liability company
10 Longfellow Park
Cambridge, Massachusetts 02138

AND

Paul R. Yager and Henry M. Yager, as Trustees of the J. Allen Yager Security Trust Agreement,
dated August 17, 1998
2816 MacDill Avenue
Tampa, FL 33629

(all of the foregoing being collectively herein called the "party of the first part"), and **POLK COUNTY**, P.O. Box 988, Bartow, Florida 33831, a political subdivision of the State of Florida (herein called the "party of the second part").

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A" AND EXHIBIT "B"

Said real property is further depicted as a shaded area on that certain description sketch and that certain specific purpose survey, both attached to the legal descriptions above.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be duly executed in its name the date first above written.

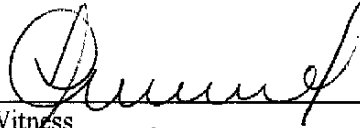
SIGNATURES ON FOLLOWING PAGES


1

Approved for Recording

Chief Right-of-Way Agent

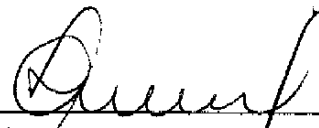
Signed, Sealed And Delivered In The Presence Of:
(Signature of Two Witnesses Required by Florida Law)



Witness
Print Name ANA PAULA MIRANDA


Witness
Print Name Alain Duchemin Sr

ATP Holdings, LLC, a Massachusetts
limited liability company

By: 
Paul B. Yager, as Manager


Witness
Print Name ANA PAULA MIRANDA


Witness
Print Name Alain Duchemin Jr

ATP Holdings, LLC, a Massachusetts
limited liability company

By: 
Henry M. Yager, as Manager

STATE OF
COUNTY OF

Massachusetts
Worcester

The foregoing instrument was acknowledged before me this 4 day of August, 2008, by Paul R. Yager, as Manger of ATP Holdings, LLC, a Massachusetts limited liability company, on behalf of the corporation. He is personally known to me or has produced Mr. LLC as identification.

(AFFIX NOTARY SEAL)



Theresa Kaufman
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 13, 2015

Theresa Kaufman
Notary Public

Print Name

My Commission Expires

Theresa Kaufman

2-13-2015

STATE OF
COUNTY OF

Massachusetts
Worcester

The foregoing instrument was acknowledged before me this 4 day of August, 2008, by Henry M. Yager, as Manger of ATP Holdings, LLC, a Massachusetts limited liability company, on behalf of the corporation. He is personally known to me or has produced Mr. LLC as identification.

(AFFIX NOTARY SEAL)



Theresa Kaufman
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 13, 2015

Theresa Kaufman
Notary Public

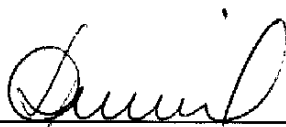
Print Name

My Commission Expires

Theresa Kaufman

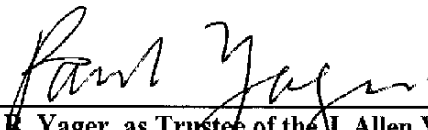
2-13-2015

(Signature of Two Witnesses Required by Florida Law)



Witness

Print Name ANA PAULA miranda

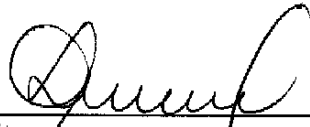


Paul R. Yager, as Trustee of the J. Allen Yager
Trust Agreement, dated August 17, 1998



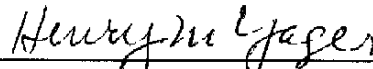
Witness

Print Name Alan Puchemin Jr.



Witness

Print Name Ana Paula miranda



Henry M. Yager, as Trustee of the J. Allen
Yager Trust Agreement, dated August 17,
1998



Witness

Print Name Alan Puchemin Jr

STATE OF Massachusetts
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 4 day of August, 2008, by Paul R. Yager, as Trustee of the J. Allen Yager Security Trust Agreement, dated August 17, 1998. He is personally known to me or has produced MA License as identification.



(AFFIX NOTARY SEAL)
Theresa Kaufman
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 13, 2015

Theresa Kaufman
Notary Public
Print Name Theresa Kaufman
My Commission Expires 2-13-2015

STATE OF Massachusetts
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 4 day of August, 2008, by Henry M. Yager, Trustee of the J. Allen Yager Security Trust Agreement, dated August 17, 1998. He is personally known to me or has produced MA License as identification.

(AFFIX NOTARY SEAL)



Theresa Kaufman
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 13, 2015

Theresa Kaufman
Notary Public
Print Name Theresa Kaufman
My Commission Expires 2-13-2015

EXHIBIT A

LEGAL DESCRIPTION

That part of Section 2, Township 29 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the northwest corner of said Section 2; thence North 89°49'47" East along the north line of the northwest quarter thereof a distance of 951.89 feet to the centerline of survey of Pipkin Dairy Road (now Pipkin Creek Road) according to maintained road right-of-way Map Book 2, Pages 168-170, public records of Polk County, Florida; thence South 27°20'20" West along said centerline of survey a distance of 487.94 feet to the intersection with the westerly line of a 100.0 feet wide Florida Power Corporation easement as recorded in Deed Book 912, Page 303, public records of Polk County, Florida; thence South 29°33'14" East along said westerly line a distance of 21.37 feet to the east maintained road right-of-way line of aforesaid Pipkin Dairy Road (now Pipkin Creek Road) according to maintained road right-of-way Map Book 2, Pages 168-170, public records of Polk County, Florida and the POINT OF BEGINNING; thence continue South 29°33'14" East along said westerly line of the Florida Power Corporation easement a distance of 14.44 feet to a point on a line parallel with and 30.00 feet easterly of (measured perpendicular) the aforesaid centerline of survey; thence South 27°20'20" West along said parallel line a distance of 553.49 feet to the north line of that certain parcel of land as described and recorded in Official Record Book 4835, Page 1928 public records of Polk County, Florida; thence South 89°49'47" West along said north line and its westerly projection a distance of 17.33 feet to the aforesaid east maintained road right-of-way line of Pipkin Dairy Road (now Pipkin Creek Road) according to maintained road right-of-way Map Book 2, Pages 168-170; thence along said east maintained road right-of-way line the following six (6) courses: 1) North 27°30'46" East a distance of 88.88 feet; 2) thence North 27°47'50" East a distance of 100.00 feet; 3) thence North 27°37'31" East a distance of 100.00 feet; 4) thence North 27°37'31" East a distance of 100.00 feet; 5) thence North 27°47'50" East a distance of 100.00 feet; 6) thence North 27°37'31" East a distance of 80.51 feet to the POINT OF BEGINNING. Containing 0.178 acres more or less.



EXHIBIT B

LEGAL DESCRIPTION

That part of Section 2, Township 29 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the northwest corner of said Section 2; thence North 89°49'47" East along the north line of the northwest quarter thereof a distance of 951.89 feet to the centerline of survey of Pipkin Dairy Road (now Pipkin Creek Road) according to maintained road right-of-way Map Book 2, Pages 168-170, public records of Polk County, Florida, and the POINT OF BEGINNING; thence South 27°20'20" West along said centerline of survey a distance of 488.28 feet to the intersection with the westerly line of a 100.0 feet wide Florida Power Corporation easement as recorded in Deed Book 912, Page 303, public records of Polk County, Florida; thence South 29°33'14" East along said westerly line a distance of 95.50 feet to a point on a line parallel with and 80.00 feet easterly of (measured perpendicular) the aforesaid centerline of survey; thence North 27°20'20" East along said parallel line a distance of 546.54 feet to the southerly right-of-way line of State Road 570 (Polk County Parkway) as described and recorded in Official Record Book 5046, Page 1, public records of Polk County, Florida; thence along said southerly right-of-way line the following two (2) courses: 1) North 86°28'36" West a distance of 43.79 feet; 2) thence South 69°46'41" West a distance of 14.73 feet to a point on a line parallel with and 30.00 feet easterly of (measured perpendicular) the aforesaid centerline of survey; thence departing said southerly right-of-way line North 27°20'20" East along said parallel line a distance of 38.08 feet to the aforesaid north line of the northwest quarter; thence South 89°49'47" West along said north line a distance of 33.82 feet to the POINT OF BEGINNING. Subject to: a 100.0 feet wide Florida Power Corporation easement as recorded in Deed Book 912, Page 303, public records of Polk County, Florida.

LESS AND EXCEPT: Existing road rights-of-way for Pipkin Dairy Road, Dranefield Road and State Road 570 (Polk County, Parkway).

Note: Pipkin Dairy Road (now Pipkin Creek Road) also being formerly known as South Pipkin Road.

