

INSTR # 2005025507
BK 06074 PGS 0497-0501 PG(s) 5
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RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 7,840.00
RECORDING FEES 44.00
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Prepared by and after
recording, return to:
Bernice S. Saxon, Esq.
Saxon, Gilmore, Carraway, Gibbons,
Lash & Wilcox, P.A.
201 East Kennedy Boulevard
Suite 600
Tampa, FL 33602

FOLIO NUMBERS:

022923-000000-031010;
022923-000000-031020;
022923-000000-031030;
022923-000000-031040;
022923-000000-031050;
022923-000000-031060;
022923-000000-013020

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SPECIAL WARRANTY DEED

This Special Warranty Deed is made effective as of the 2nd day of February, 2005, between **Henry Martin Yager and Paul Richard Yager, as Co-Personal Representatives of the Estate of Hilda Yager, deceased; Paul Richard Yager and Henry Martin Yager, as Co-Trustees of the J. Allen Yager Security Trust dated April 23, 1998;** and **ATP Holdings, L.L.C.**, a Massachusetts limited liability company (collectively, "Grantor"), whose address is c/o 10 Longfellow Park, Cambridge, MA 02138, and **Arbor Manor Ltd., LLLP**, a Florida limited liability limited partnership ("Grantee"), whose address is 430 S. Hartsell Avenue, Lakeland, Florida 33815.

(Whenever used herein, the terms Grantor and Grantee include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees).

Witnesseth, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to Grantor paid in hand by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights of way and other matters of record.

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

"GRANTOR"

Thomas A Sawyer
Print Name: Thomas A Sawyer
J Fleischman
Jessica Fleischman
Thomas A Sawyer
Print Name: Thomas A Sawyer

Henry M Yager
Henry Martin Yager, as Co-Personal Representative of the Estate of Hilda Yager, deceased

Thomas A Sawyer
Print Name: Thomas A Sawyer
J Fleischman
Jessica Fleischman
Thomas A Sawyer
Print Name: Thomas A Sawyer

Paul R Yager
Paul Richard Yager, as Co-Personal Representative of the Estate of Hilda Yager, deceased

Thomas A Sawyer
Print Name: Thomas A Sawyer
J Fleischman
Jessica Fleischman
Thomas A Sawyer
Print Name: Thomas A Sawyer

Paul R Yager
Paul Richard Yager, as Co-Trustee of the J. Allen Yager Security Trust dated April 23, 1998

Thomas A Sawyer
Print Name: Thomas A Sawyer
J Fleischman
Jessica Fleischman
Thomas A Sawyer
Print Name: Thomas A Sawyer

Henry M Yager
Henry Martin Yager, as Co-Trustee of the J. Allen Yager Security Trust dated April 23, 1998

ATP Holdings, L.L.C., a Massachusetts limited liability company

Thomas A Sawyer
Print Name: Thomas A Sawyer

By: Henry M Yager
Henry Martin Yager, President

J Fleischman
Print Name: J Fleischman



THOMAS A. SAWYER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
Dec. 31, 2010

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 01 day of February, 2005, by Henry Martin Yager, as Co-Personal Representative of the Estate of Hilda Yager, deceased and Henry Martin Yager, as Co-Trustee of the J. Allen Yager Security Trust dated April 23, 1998. He is personally known to me _____ or has produced MA DRIVERS LICENS as identification.

Thomas A Sawyer
Notary Public,
Commonwealth of Massachusetts

Print Name: Thomas A Sawyer
My Commission Expires: Dec 31, 2010



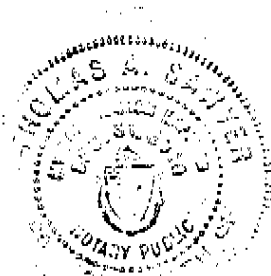
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 01 day of February, 2005, by Paul Richard Yager, as Co-Personal Representative of the Estate of Hilda Yager, deceased and Paul Richard Yager, as Co-Trustee of the J. Allen Yager Security Trust dated April 23, 1998. He is personally known to me _____ or has produced MA DRIVERS LIC as identification.

Thomas A Sawyer
Notary Public,
Commonwealth of Massachusetts

Print Name: Thomas A Sawyer
My Commission Expires: Dec 31, 2010

THOMAS A. SAWYER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
Dec. 31, 2010



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 1 day of February, 2005, by Henry Martin Yager, as President of ATP Holdings, L.L.C., a Massachusetts limited liability company. He is personally known to me _____ or has produced MA Drivers License as identification.

Thomas A Sawyer

Notary Public,
Commonwealth of Massachusetts

Print Name: Thomas A Sawyer
My Commission Expires: Dec 31, 2010



THOMAS A. SAWYER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
Dec. 31, 2010

EXHIBIT "A"

Property Description

A tract of land lying in Section 2, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 2; run thence South $89^{\circ} 49'47''$ West, along the North boundary of said Northwest 1/4, 375.99 feet to a point of intersection with the Southwesterly right-of-way line of the Seaboard Coastline Railroad (60.00 foot right-of-way); thence along said railroad right-of-way line, South $50^{\circ} 36'43''$ East, 392.76 feet to a point of intersection with the Southerly right-of-way line of State Road 570 (Project No. 97160-2307); thence along said right-of-way line for State Road 570 the following three (3) courses: (1) 193.91 feet along the arc of a curve to the right having a radius of 975.00 feet an included angle of $11^{\circ} 23'43''$, and a chord of 193.59 feet which bears North $83^{\circ} 29'35''$ West, to a point of tangency; (2) thence North $77^{\circ} 47'44''$ West, 401.01 feet to a point of curvature; (3) thence 85.63 feet along the arc of a curve to the left having a radius of 1787.79 feet, an included angle of $02^{\circ} 44'39''$, and a chord of 85.62 feet, which bears North $79^{\circ} 10'04''$ West to the Point of Beginning; thence departing said Southerly right-of-way line of State Road 570, South 193.86 feet; thence South $24^{\circ} 29'27''$ East, 295.96 feet; thence South $29^{\circ} 16'38''$ East, 323.51 feet; thence South $54^{\circ} 50'03''$ West, 146.10 feet; thence South $89^{\circ} 49'47''$ West, 1055.00 feet; thence North $29^{\circ} 33'14''$ West, 426.98 feet; thence North $89^{\circ} 49'47''$ East, 548.46 feet; thence North $00^{\circ} 10'13''$ West, 529.99 feet to a point of intersection with the aforementioned Southerly right-of-way line of State Road 570; thence along said Southerly right-of-way line the following three (3) courses: (1) South $86^{\circ} 28'48''$ East, 378.25 feet; (2) thence South $00^{\circ} 00'03''$ East, 26.49 feet to the beginning of a non-tangent curve; (3) and thence 180.98 feet along the arc of a curve to the right having a radius of 1787.79 feet, an included angle of $05^{\circ} 48'00''$, and a chord of 180.90 feet which bears South $83^{\circ} 26'24''$ East to the Point of Beginning.

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