

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
THOMAS M. JENKS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

SPECIAL WARRANTY DEED

(Common Roads)

THIS SPECIAL WARRANTY DEED (the "Deed") is made and executed this 26 day of JANUARY, 2016, by **MBSC CASCADES, LLC**, a Delaware limited liability company ("MBSC"), to **CASCADES AT WORLD GOLF VILLAGE HOMEOWNERS' ASSOCIATION, INC.**, a Florida non-profit corporation (the "Association"), having an address of 400 North Legacy Trail, St. Augustine, Florida 32092.

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MBSC hereby grants, bargains, sells, conveys and confirms to the Association, its successors and assigns, all of the real property in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and made a part of this Deed (the "Association Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Association Property and subject to all zoning and other regulations imposed by governmental authorities having jurisdiction, real estate taxes for the year 2016 and subsequent years, easements, agreements, restrictions and other matters of record, and all rights existing as of the date of this Deed of access to or use of the Association Property as granted, imposed or suffered to be placed upon the Association Property by MBSC and its predecessors in title.

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

MBSC hereby covenants with the Association that MBSC will warrant and defend the Association's title against lawful claims of all persons claiming by, through or under MBSC (except claims made pursuant to matters described in this Deed) but against none other.

NOTE: This conveyance is made for nominal consideration and is subject to minimum documentary stamp tax pursuant to Rule 12B-4.014(2), Florida Administrative Code.

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

(Association Property)

That portion of North Legacy Trail located to the north of its intersection with Castle Pines Circle, Valhalla Way and Sugar Loaf Lane, all as shown on the Plat of Cascades at World Golf Village according to the Plat thereof recorded in Map Book 54, pages 15 through 29 of the public records of St. Johns County, Florida.