

Record And Return To:
Carmen Canelas, CLA
Museum Tower, Suite 2200
150 West Flagler Street
Miami, Florida 33130

This instrument prepared by:
William H. Green
Post Office Box 609
DeFuniak Springs, Florida 32435
File No. 9916

Parcel No 14197-005-000

STATE OF FLORIDA

COUNTY OF BAY

PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE by and between Niles N. King, Rubye K. Kroland, Charles J. King, III, and Christopher T. King, as personal representatives of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased, whose address is Post Office Box 587, DeFuniak Springs, Florida 32435, hereinafter referred to as Grantors, and Siena Gardens Limited Partnership, a Florida limited partnership, whose address is 120 Forbes Blvd., Mansfield, Massachusetts 02048, hereinafter referred to as Grantee,

WITNESSETH that said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and under and by virtue of the authority given to Grantors under the last will and testament of C. J. King, Jr., a/k/a Charles J. King, Jr., duly admitted to probate in Walton County, Florida, have granted, bargained, sold and by these presents do hereby grant, bargain, sell, and convey, to the said Grantee, its successors and assigns forever, the following-described property, situate, lying and being in Bay County, Florida, to-wit:

THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Subject to any easements, restrictions, and reservations of record; provided, however, that this shall not serve to reimpose same.

Grantors covenant that this is not their homestead property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which C. J. King, Jr., a/k/a Charles J. King, Jr., deceased, had at the time of his death in and to the said premises.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns forever, as fully and effectually to all intents and purposes in law as the Grantors

might, could, or ought to sell and convey the same by virtue of their authority as personal representatives of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased.

IN WITNESS WHEREOF, we, as personal representatives of the Estate of C.

J. King, Jr., a/k/a Charles J. King, Jr., deceased, have hereunto set our hands and seals this

16th day of December, A.D. 2002.

Signed, Sealed and Delivered
In the Presence of:

Carol Stafford
Printed Name: Carol Stafford

Teresa Lischka
Printed Name: Teresa Lischka

Tara Byers
Printed Name: Tara Byers

William H. Green
Printed Name: William H. Green

Tara Byers
Printed Name: Tara Byers

William H. Green
Printed Name: William H. Green

Barbara Brooks
Printed Name: Barbara Brooks

Tara Byers
Printed Name: Tara Byers

Niles N. King (SEAL)

Niles N. King, as personal representative of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased

Rubye K. Kroland (SEAL)

Rubye K. Kroland, as personal representative of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased

Charles J. King III (SEAL)

Charles J. King, III, as personal representative of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased

Christopher T. King (SEAL)

Christopher T. King, as personal representative of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased

STATE OF FLORIDA
COUNTY OF WALTON


The foregoing instrument was acknowledged before me this 12th day of December, A.D. 2002, by Niles N. King, as personal representative of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased, who () is personally known to me or () has produced a Florida Driver's License for identification.

Teresa Lischka

Notary Public
State of Florida at Large
My Commission Expires: 4/8/2005

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me this 16th day of December, A.D. 2002, by Rubye K. Kroland and Charles J. King, III, as personal representatives of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased, who (X) are personally known to me or () have produced Florida Driver's Licenses for identification.

Jana Byers
Notary Public
State of Florida at Large
My Commission Expires: 

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me this 12th day of December, A.D. 2002, by Christopher T. King, as personal representative of the Estate of C. J. King, Jr., a/k/a Charles J. King, Jr., deceased, who (X) is personally known to me or () has produced a Florida Driver's License for identification.


Jana Byers
Notary Public
State of Florida at Large
My Commission Expires: 

Exhibit "A"
Legal Description

Commencing at the Southwest corner of Section 32, Township 3 South, Range 14 West, Bay County, Florida; thence North $00^{\circ}13'10''$ East, along the Westerly boundary of said Section 32 (basis of bearings), a distance of 1322.11 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 32; thence South $89^{\circ}57'39''$ East, along the Northerly boundary of said Southwest Quarter of the Southwest Quarter, a distance of 178.72 feet to the Northwesterly right-of-way boundary of Balboa Avenue (60 foot right-of-way easement); thence North $74^{\circ}15'33''$ East a distance of 70.28 feet to the Southeasterly right-of-way boundary of said Balboa Avenue and the Southwest corner of the parcel described in Official Records Book 1513, Page 1310, of the Public Records of Bay County, Florida and the Point of Beginning; thence North $89^{\circ}10'23''$ East, along the Southerly boundary of said parcel, a distance of 735.42 feet to the Southeast corner of said parcel and the Westerly right-of-way boundary of Wood Avenue (60 foot right-of-way easement); thence North $00^{\circ}13'10''$ East along said West right-of-way line of Wood Avenue for 1246.71 feet to the existing South right-of-way line of 19th Street; thence North $89^{\circ}40'11''$ West along the South right-of-way line of 19th Street for 721.15 feet to the East right-of-way line of Balboa Avenue; thence South $00^{\circ}13'10''$ West along said East right-of-way line for 1142.22 feet to the point of curvature of a curve to the right; thence Southwesterly along said right-of-way line having a delta of $13^{\circ}18'01''$, a radius of 519.53 feet for an arc distance of 120.53 feet (chord bearing South $06^{\circ}58'00''$ West for 120.26 feet) to the Point of Beginning.

Tax Folio Number: 14197-005-000