

Prepared by:
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Smith Hulsey & Busey
225 Water Street, Suite 1800
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 15th day of October 2010 (the "Effective Date") by WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association ("Grantor"), successor by merger to Wachovia Bank, National Association, successor by merger to SouthTrust Bank, formerly known as SouthTrust Bank, N.A., successor by merger to SouthTrust Bank of Northwest Florida, whose address is Wells Fargo Corporate Properties Group, Attn: Property Admin., 201 North Tryton Street, 21st Floor, D1051-180, Charlotte, North Carolina 28288, to DORAL BANK, FSB, a federal savings bank (the "Grantee"), whose address is 100 Richard Jackson Pkwy, Suite 140, Panama City Beach, FL 32407.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$379,900 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Bay County, Florida, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), subject to the matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

UNDER AND SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS: The Property shall not be occupied by or used as a place of business by JPM Chase Bank, or any parent, subsidiary or affiliate of any of the aforementioned financial institution (collectively, the "Restricted Financial Institution") and none of the Restricted Financial Institutions may be located on the Property, nor shall any Restricted Financial Institution erect signage thereon that promotes or announces the proposed opening or operation of such business thereon. Without in any way limiting the foregoing, in no event shall the Property be used by a Restricted Financial Institution to accept deposits, offer trust services, sell stocks, bonds or mutual funds, cash checks, provide investment advice, automated teller machine services, or other financial services. This condition and restriction shall be binding upon the grantee of this deed and the grantee's heirs, successors and assigns,

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shall be deemed to be a covenant that touches and concerns the land and runs with the land, and shall be for the benefit of the grantor of this deed and its successors and assigns and its properties located within the same county and state in which the property is located, and the counties adjacent thereto. To the greatest extent allowable by applicable law, the Property shall be and remain subject to the foregoing conditions and restrictions until the date that is ten (10) years from after the date of recording of this deed, and such conditions and restrictions shall automatically expire on that date without further act of any party and without the necessity of recording any further instrument.

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

AND, except for the matters set forth on Exhibit "B" hereto, the Grantor hereby covenants with said Grantee that said land is free from encumbrances made by Grantor and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

[Signatures on the following page]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, as of the Effective Date.

Signed, sealed and delivered in our presence:

[Signature]
Name: SANDY MASSARO
[Signature]
Name: DENNA BROWN

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: [Signature]
Name: F. Eric Heenton
Its: SVP

(CORPORATE SEAL)



STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on the 14 day of October 2010, by F. ERIC HEENTON, a SVP of Wells Fargo Bank, National Association, a national banking association, on behalf of the association. He/She is personally known to me.

[Signature]
Name: Joni Marie Lawler
Notary Public, State of Florida
Commission No. _____
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Joni Marie Lawler
Commission # DD811543
Expires: SEP. 20, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Exhibit "A"

Lots 10, 11 and 12 in Block 48, according to the plat of Gulf Coast Development Company's 2nd Addition to Panama City, Florida, as shown recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida, less and except any portion within any public right of way.

Exhibit "B"

1. The lien of taxes and assessments for the year 2010, and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. Taxes or special assessments that are not shown as existing liens by the public records;
4. All matters relating to zoning and land use; and
5. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, however, the reference to the foregoing shall not serve to reimpose the same to the extent same are invalid or unenforceable.