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Prepared By:
Robert S. Freedman
Carlton Fields, P.A.
4221 W. Boy Scout Blvd., Suite 1000
Tampa, FL 33607
(813) 229-4149

After recording, return to:
Sandra G. Porter
Carlton Fields, P.A.
4221 W. Boy Scout Blvd., Suite 1000
Tampa, FL 33607
(813) 229-4232

SPECIAL WARRANTY DEED (RV AREA)

THIS INDENTURE, made this 22nd day of June 2010, between WCI COMMUNITIES, LLC, a Delaware limited liability company authorized to do business in Florida, whose address is 24301 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 (hereinafter called the "Grantor"), and Sun City Center West Master Association, Inc., a Florida not-for-profit corporation, whose address is 1904 Clubhouse Drive, Sun City Center, FL 33573 (hereinafter called the "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee at or before the ensealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm, unto Grantee and its successors and assignees forever, all that certain parcel of land lying and being in the County of Hillsborough, State of Florida, as more particularly described on Exhibit "A" hereto (the "Property").

This conveyance is made subject to (a) taxes for the year 2010 and thereafter; (b) zoning and other regulatory laws and ordinances; and (c) conditions, easements, licenses, limitations, rights, reservations, restrictions, rights of way, and other matters of record, if any.

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

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND the Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

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TOGETHER WITH a perpetual, non-exclusive easement over, across and through that certain parcel of land lying and being in the County of Hillsborough, State of Florida, and as more particularly described and graphically depicted on Exhibit "B" hereto (the "Easement Property") to permit vehicular and pedestrian access to and from the Property. Grantee, for itself and its successors and assigns (which shall be deemed to include, without limitation, owners and drivers of recreational and other vehicles which are parked from time to time on the Property) shall be responsible for repair, replacement and/or reconstruction of the pavement and related improvements contained on the Easement Property to the extent the Easement Property is damaged, in whole or in part, by any party using the Easement Property under this Indenture.

IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed by the individual named below, such individual having authority to execute same on behalf of Grantor, as of the day and year first above written.

WITNESSES:

WCI COMMUNITIES, LLC, a Delaware limited liability company authorized to do business in Florida

[Signature]
Print Name: Donna T. Mace

By: [Signature]
Richard Barber, Vice President

[Signature]
Print Name: Nicole Swartz

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22 day of June, 2010, by Richard Barber, Vice President of WCI COMMUNITIES, LLC, a Delaware limited liability company authorized to do business in Florida, on behalf of the company. He She is personally known to me or has produced driver's license as identification

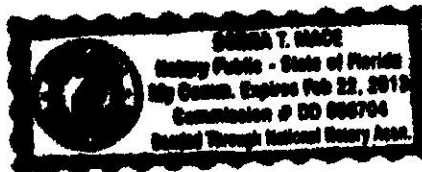
My Commission Expires:

[Signature]
(Signature)

(AFFIX NOTARY SEAL)

Name: _____
(Legibly Printed)
Notary Public, State of Florida

(Commission Number, if any)



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EXHIBIT 'A'

LEGAL DESCRIPTION OF THE PROPERTY

PREPARED FOR:

NICOLAS APARICIO
WCI COMMUNITIES, LLC

SKETCH OF DESCRIPTION

Section 13, Township 32 South, Range 19 East
Hillsborough County, Florida

DESCRIPTION: (RV STORAGE PARCEL)

COMMENCE AT THE NORTHWESTERLY OF THE KNOLLS OF KINGS POINT CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 5, PAGE 29, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE S.34°50'00"E., ALONG THE WESTERLY LINE OF SAID THE KNOLLS OF KINGS POINT CONDOMINIUM, A DISTANCE OF 248.50 FEET; THENCE S.55°10'00"W., A DISTANCE OF 329.15 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF KINGS BOULEVARD, AS DESCRIBED AND RECORDED IN O.R. BOOK 9587, PAGE 1043, SAID PUBLIC RECORDS; THENCE N.34°50'00"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 248.50 FEET; THENCE N.55°10'00"E., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KINGS BOULEVARD, A DISTANCE OF 329.15 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

Drawing name: H:\acad\Land_Projcts\SUN_CITY\WCI\RV-STORAGE.dwg SHEET (1) May 05, 2010 4:53pm by: dstroop

GLOBAL SURVEYING, P.A.



SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

4458 STATE ROAD 84 BRADENTON, FLORIDA 34208
P.O. BOX 22788 BRADENTON, FLORIDA 34204
(813) 744-1812 (813) 747-0460 FAX

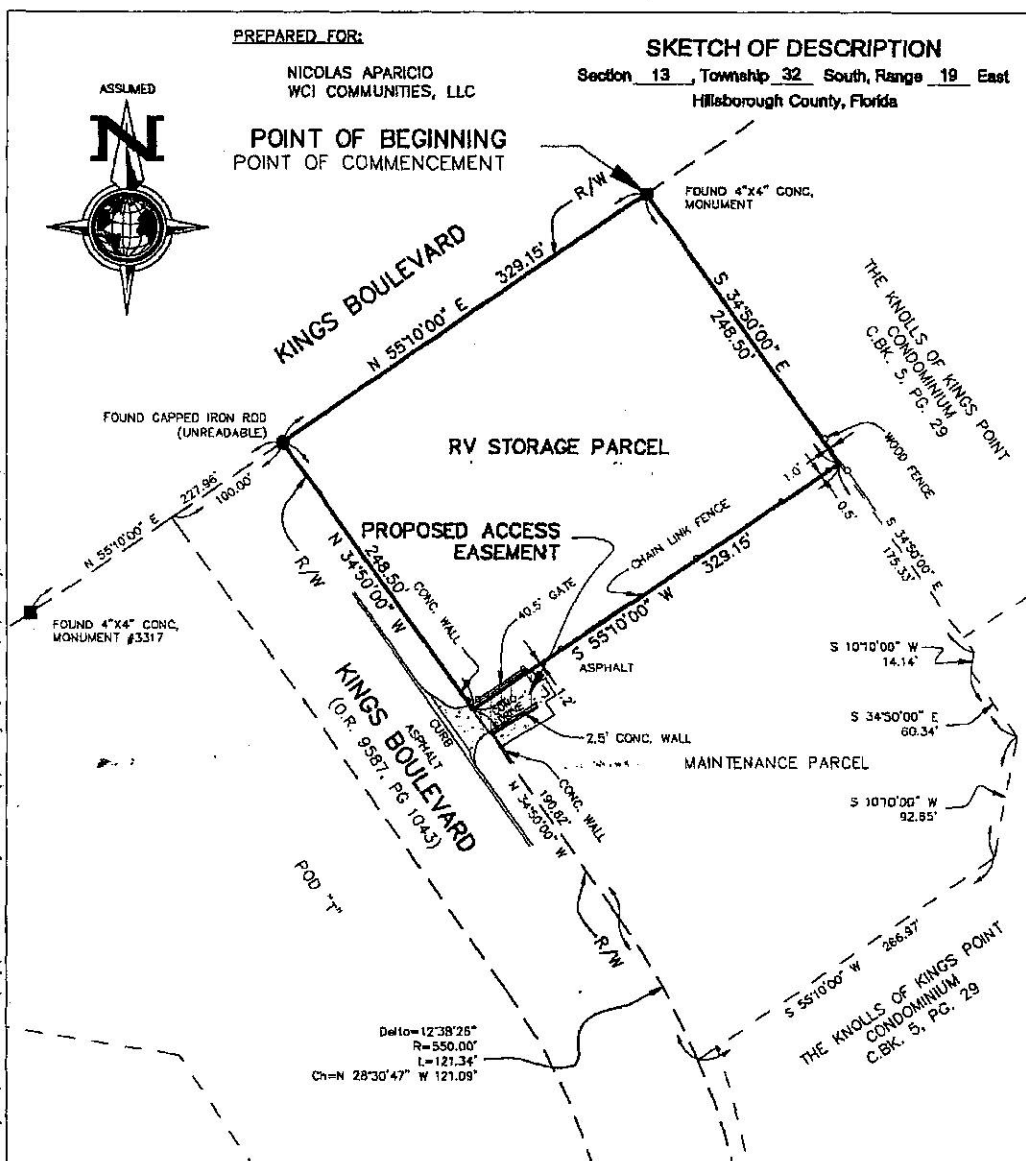


CERTIFICATE OF AUTHORIZATION LB 000432 GERALD D. STROOP, JR., PSM NO. 4879

SHEET 1 OF 2	Scale: 1" = NONE	Drawn by: GDS	FB/PG: NONE
			DATE: 5/05/2010
			JOB: 100106

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EXHIBIT "B"



Drawing name: H:\vacant\land_projects\SUR CTY-WCI\dwg\RV-STORAGE.dwg SHEET (2) May 05, 2010 4:53pm by: dafraab

PREPARED FOR:

NICOLAS APARICIO
WCI COMMUNITIES, LLC

SKETCH OF DESCRIPTION

Section 13, Township 32 South, Range 19 East
Hillsborough County, Florida

ASSUMED



POINT OF BEGINNING
POINT OF COMMENCEMENT

KINGS BOULEVARD

RV STORAGE PARCEL

PROPOSED ACCESS EASEMENT

KINGS BOULEVARD
(O.R. 9587, PG. 1045)

FOUND 4"x4" CONC. MONUMENT

FOUND CAPPED IRON ROD (UNREADABLE)

FOUND 4"x4" CONC. MONUMENT #3317

THE KNOLLS OF KINGS POINT
CONDOMINIUM
C.B.K. 5, PG. 29

MAINTENANCE PARCEL

THE KNOLLS OF KINGS POINT
CONDOMINIUM
C.B.K. 5, PG. 29

Delta=12°38'28"
R=550.00'
L=121.34'
Ch=N 28°30'47" W 121.09'

GLOBAL SURVEYING, P.A.



SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

4488 STATE ROAD 84 BRADENTON, FLORIDA 34208
P.O. BOX 30758 BRADENTON, FLORIDA 34204
(813) 748-1812 (813) 747-2450 FAX

CERTIFICATE OF AUTHORIZATION LB 0006432

GERALD D. STROOP, JR., PSM NO. 4679



SHEET
2 OF 2

Scale: 1" = 100'

Drawn by: GDS

FB/PG: NONE

DATE: 5/05/2010

JOB: 100106

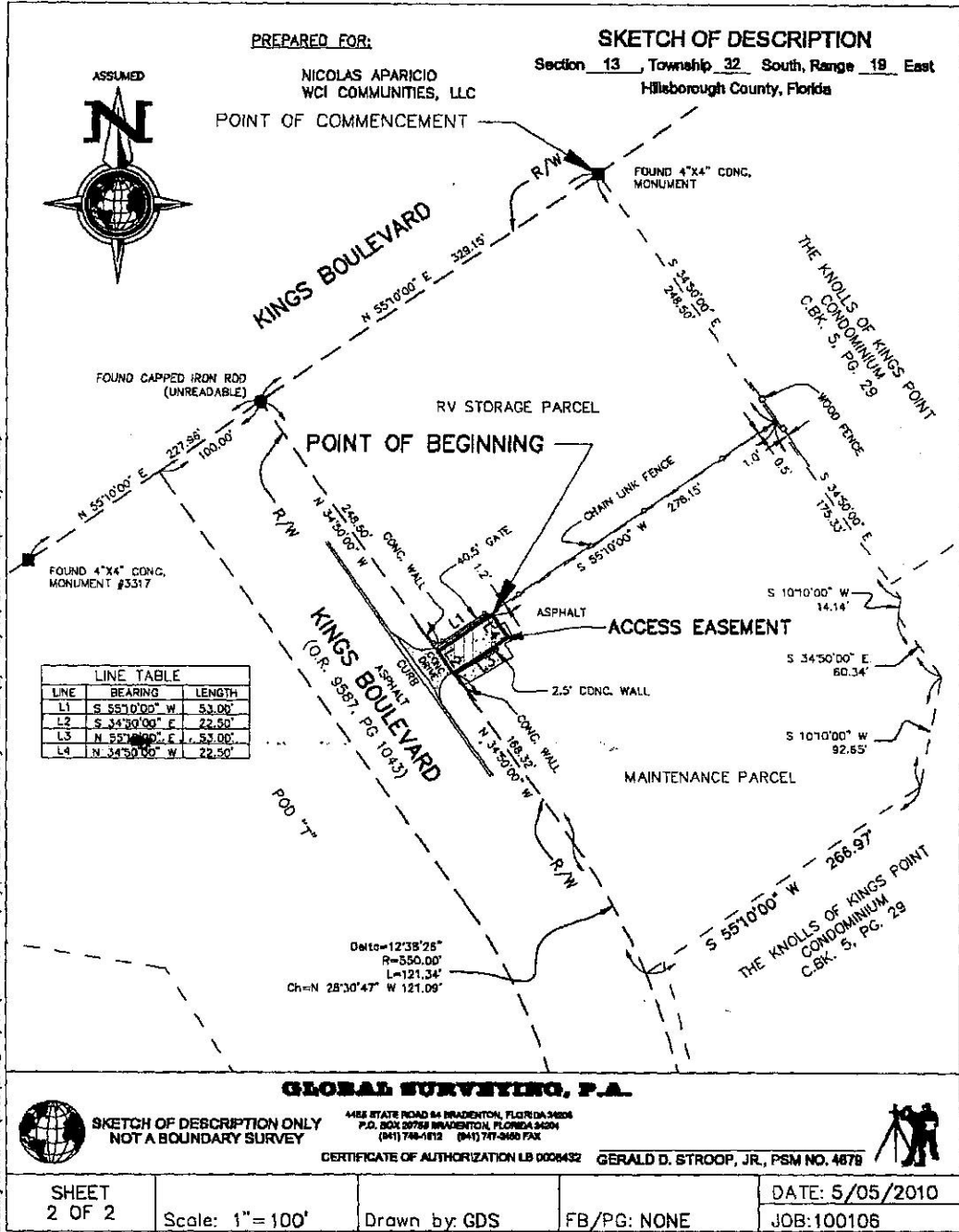
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**LEGAL DESCRIPTION AND GRAPHIC DEPICTION
OF THE EASEMENT PROPERTY**

<p style="text-align: center;"><u>PREPARED FOR:</u></p> <p style="text-align: center;">NICOLAS APARICID WCI COMMUNITIES, LLC</p>	<p style="text-align: center;">SKETCH OF DESCRIPTION</p> <p style="text-align: center;">Section <u>13</u>, Township <u>32</u> South, Range <u>19</u> East Hillsborough County, Florida</p>		
<p>DESCRIPTION: (ACCESS EASEMENT)</p> <p>COMMENCE AT THE NORTHWESTERLY OF THE KNOLLS OF KINGS POINT CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 5, PAGE 29, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S.34°50'00"E., ALONG THE WESTERLY LINE OF SAID THE KNOLLS OF KINGS POINT CONDOMINIUM, A DISTANCE OF 248.50 FEET; THENCE S.55°10'00"W., A DISTANCE OF 276.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.55°10'00"W., A DISTANCE OF 53.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF KINGS BOULEVARD, AS DESCRIBED AND RECORDED IN O.R. BOOK 9587, PAGE 1043, SAID PUBLIC RECORDS; THENCE S.34°50'00"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 22.50 FEET; THENCE N.55°10'00"E., A DISTANCE OF 53.00 FEET; THENCE N.34°50'00"W., A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 13, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.</p> <p style="text-align: center; margin-top: 20px;">SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.</p>			
<p>GLOBAL SURVEYING, P.A.</p> <p>4462 STATE ROAD 64 BRADENTON, FLORIDA 34209 P.O. BOX 30788 BRADENTON, FLORIDA 34204 (813) 766-1872 (813) 747-8486 FAX</p> <p>CERTIFICATE OF AUTHORIZATION LB 0006432 GERALD D. STROOP, JR., PSM NO. 4679</p>			
<p>SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY</p>			
<p>SHEET 1 OF 2</p>	<p>Scale: 1" = NONE</p>	<p>Drawn by: GDS</p>	<p>FB/PG: NONE</p>
		<p>DATE: 5/05/2010 JOB: 100106</p>	

Drawing name: H:\acad\land_projects\3101-CITY-WAY\Access EASEMENT.dwg SHEET (1) May 05, 2010 4:59pm by: dstrapp

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Folio No. 57470-1000 PIN U-13-32-19-ZZZ-000001-78810.1

Use this number for BILLPAY payments: Acct No. A0574701000

Skip the Trip - Pay online at www.hillstax.org

- E-Check - A FREE electronic payment from your checking account
- Credit Card - 2.5% fee is charged



Pay this amount	2,583.83	2,610.75	2,637.66	2,664.58	2,691.49
If postmarked by	Nov 30 10	Dec 31 10	Jan 31 11	Feb 28 11	Mar 31 11
Discount	4%	3%	2%	1%	None

Owner Name & Property Location
 SUN CITY CENTER WEST MASTER ASSOCIATION
 INC
 445 KINGS BLVD

SUN CITY CENTER MASTER ASSOCIATION INC
 1904 CLUBHOUSE DR
 SUN CITY CENTER FL 33573-5912

Legal Description: PARCEL OF LAND LYING IN NW 1/4 OF SEC 13 TWP 32 RGE 19 SD PARCEL BEING MORE PARTICULARLY DESC AS FOLLOWS: FROM NW COR OF SD NW 1/4 OF SEC 13 RUN THN ALG W BDRY OF SD NW 1/4 S 00 DEG 33 MIN 28 SEC W etc.

Keep this portion for your records. WALK-IN CUSTOMERS PLEASE BRING FOR YOUR RECEIPT

Ad Valorem Taxes Just Value 133882 Tax District A

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
COUNTY OPERATING	813-272-5890	5.74070	133882	0	133882	768.58
CHILDRENS BOARD	813-229-2884	0.50000	133882	0	133882	66.94
ENVIRONMENTAL LAND	813-272-5890	0.06040	133882	0	133882	8.09
COUNTY M.S.T.U.	813-272-5890	4.37450	133882	0	133882	585.67
LIBRARY-SERVICE	813-273-3660	0.55830	133882	0	133882	74.75
HILLS CO TRANSIT AUTHORITY	813-623-5835	0.46820	133882	0	133882	62.68
PORT AUTHORITY	813-905-5132	0.19000	133882	0	133882	25.44
WATER MANAGEMENT	800-423-1476	0.37700	133882	0	133882	50.47
WATER MANAGEMENT A	800-423-1476	0.21630	133882	0	133882	28.96
PARK BONDS - UNINCORPORATED	813-272-5890	0.02590	133882	0	133882	3.47
SCHOOL - LOCAL	813-272-4064	2.24800	133882	0	133882	300.97
SCHOOL - STATE	813-272-4064	5.34400	133882	0	133882	715.47

Total Millage 20.10330
Total Ad Valorem Taxes 2,691.49

Non-Ad Valorem Assessments

Authority Purpose Telephone Amount

Total Non-Ad Valorem Assessments .00
Combined Taxes & Assessments 2,691.49
Credit .00
Balance Due 2,691.49

Doug Belden, Hillsborough County Tax Collector 2010 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Folio No. 57470-1000 Acct No. A0574701000 PIN U-13-32-19-ZZZ-000001-78810.1 Tax District A Escrow Assessed Value 133882

PARCEL OF LAND LYING IN NW 1/4 OF SEC 13 TWP 32 RGE 19 SD PARCEL BEING MORE PARTICULARLY DESC AS FOLLOWS: FROM NW COR OF SD NW 1/4 OF SEC 13 RUN THN ALG W BDRY OF SD NW 1/4 S 00 DEG 33 MIN 28 SEC W etc.

Skip the Trip - Pay online at www.hillstax.org

Pay this amount	2,583.83	2,610.75	2,637.66	2,664.58	2,691.49
If postmarked by	Nov 30 10	Dec 31 10	Jan 31 11	Feb 28 11	Mar 31 11
Discount	4%	3%	2%	1%	None

Exemptions	
HX5	0

Detach this portion and return it with your payment.

Make checks payable in US funds to

Doug Belden, Tax Collector
 PO Box 172920
 Tampa FL 33672-0920

SUN CITY CENTER MASTER ASSOCIATION INC
 1904 CLUBHOUSE DR
 SUN CITY CENTER FL 33573-5912

