

Prepared by and return to:
Clifford B. Newton, Esquire
Clifford B. Newton, P.A.
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JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
RECORDING \$ 9.00

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 28th day of February, 2001, **BETWEEN FORTRESS-FLORIDA, INC.**, a Delaware corporation, 11217 San Jose Boulevard, Jacksonville, Florida 32223 ("Grantor"), and **KATHERINE ABBEY MANOR OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose post office address is 11217 San Jose Boulevard, Jacksonville, Florida 32223 ("Grantee");

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars to it in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, has hereby granted, bargained, sold and conveyed to the said Grantee, its successors and assigns forever, an unobstructed easement for the continual maintenance and upkeep of entryway signage and associated landscaping, sidewalk and perimeter fencing on and over the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises for (i) maintenance, repair or replacement of said fence as deemed necessary by said Grantee, its successors and assigns; (ii) maintenance, repair or replacement of said entryway sign as deemed necessary by said Grantee, its successors and assigns; (iii) maintenance, placement and replacement of said landscaping as deemed necessary by said Grantee, its successors and assigns; and (iv) maintenance, placement and replacement of said sidewalk as deemed necessary by said Grantee, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor has executed this Grant of Easement on the day and year above written.

Signed, sealed and delivered in the presence of:

FORTRESS-FLORIDA, INC.

Eva S. Adams
EVA S. ADAMS

By: Kenneth L. Johns, Jr.
KENNETH L. JOHNS, JR.
Its Vice President

Rhonda O'Brien
Rhonda O'Brien

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of February, 2001, by KENNETH L. JOHNS, JR., as Vice President of FORTRESS-FLORIDA, INC., a Delaware corporation, on behalf of said corporation. He is personally known to me.

Eva S. Adams
Notary Public, State of Florida
My commission expires February 12, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

A NON-EXCLUSIVE EASEMENT FOR SIGNAGE, LANDSCAPE, SIDEWALK AND FENCING OVER AND UPON A PORTION OF LOT 144, KATHERINE ABBEY MANOR, AS RECORDED IN PLAT BOOK 49, PAGES 63, 63A, 63B, 63C, 63D AND 63E, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 144; THENCE, ON THE WEST LINE THEREOF, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HARTSFIELD ROAD, A 66-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, SOUTH 00 DEGREES 29 MINUTES 24 SECONDS WEST, 110.0 FEET TO THE SOUTH LINE OF SAID LOT 144; THENCE, ON SAID SOUTH LINE, SOUTH 89 DEGREES 30 MINUTES 36 SECONDS EAST, 12.00 FEET; THENCE, PARALLEL WITH THE WEST LINE OF SAID LOT 144, NORTH 00 DEGREES 29 MINUTES 24 SECONDS EAST, 92.64 FEET; THENCE, NORTH 45 DEGREES 54 MINUTES 51 SECONDS EAST, 25.48 FEET TO THE NORTH LINE OF SAID LOT 144, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF ABBEYFIELD DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID SOUTH LINE, SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, 30.16 FEET TO THE POINT OF BEGINNING.