

Prepared by and return to:  
Clifford B. Newton, Esquire  
Clifford B. Newton, P.A.  
10192 San Jose Boulevard  
Jacksonville, Florida 32257

Doc# 2001071031  
Book: 9930  
Pages: 2404 - 2405  
Filed & Recorded  
03/30/2001 08:18:51 AM  
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, 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; and (iii) maintenance, placement and replacement of said landscaping 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:



Eva S. Adams  
MY COMMISSION EXPIRES  
February 12, 2005  
DONATED THIS INSTRUMENT

EXHIBIT "A"

A NON-EXCLUSIVE EASEMENT FOR SIGNAGE, LANDSCAPE AND FENCING OVER AND UPON A PORTION OF LOT 1, 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 SOUTHWEST CORNER OF SAID LOT 1; THENCE, ON THE EAST RIGHT-OF-WAY LINE OF HARTSFIELD ROAD, A 66-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, NORTH 00 DEGREES 29 MINUTES 24 SECONDS EAST, 18.62 FEET; THENCE, SOUTH 46 DEGREES 44 MINUTES 21 SECONDS EAST, 26.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ABBEYFIELD DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, 19.76 FEET TO THE POINT OF BEGINNING.