

Prepared by and return to:
Sarah Wicker
Centex Homes
6620 Southpoint Drive South
Suite 400
Jacksonville, Florida 32216

Doc# 20040004412
Book: 11563
Pages: 2119 - 2121
Filed & Recorded
01/06/2004 02:11:22 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 13.00
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 0.70

EASEMENT

THIS GRANT OF EASEMENT is made between CENTEX HOMES, a Nevada general partnership, with offices at 6620 Southpoint Dr. S., Suite 400, Jacksonville, Florida 32216, as Grantor and the Wyngate Forest Owners Association, Inc., as Grantee. 8299 Warlin DR. N. JAW, FL. 32216

WITNESSETH:

WHEREAS, CENTEX HOMES, a Nevada general partnership is the Owner of certain property situated in Duval County, Florida and more particularly described below, and

WHEREAS, CENTEX HOMES and its grantees, transferees, tenants and assigns, hereinafter collectively called Grantor, wish to grant to the Wyngate Forest Owners Association, Inc., its grantees, transferees, assigns, agents, servants, employees, tenants, licensees and invitees, hereinafter collectively called Grantee, an easement over the property described herein for the purposes described herein,

NOW THEREFORE, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the Grantor agrees as follows:

1. Grantor hereby grants to the Grantee an easement for the erection and maintenance of the community wall, fence, signage and landscape. This easement gives the grantee the right to install, erect, construct, operate, maintain within such easement, a fence or wall, sidewalks, paths, landscaping, irrigation systems, signs, lighting and other improvements, subject to the requirements and limitations of ordinances or regulations of the governmental authorities. All improvements permanently installed in such easement shall be and remain the property of the Association, and the Association shall operate and maintain all such permanent improvements as part of the Common Maintenance Property of the Association as a common expense.

2. The Grantor reserves unto itself, its successors and assigns, the right and privilege to use the easement for any purposes not inconsistent with Grantee's use, occupation or enjoyment thereof.

3. As part of the consideration for this easement, the Association is responsible for the maintenance of the sidewalk installed and the Association shall defend and indemnify the lot owner for any claim for damage and/or negligence.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this 22nd day of December, 2003.

WITNESSES:

Gina Polero
Sign

Gina Polero
Print

Sarah Wicker
Sign

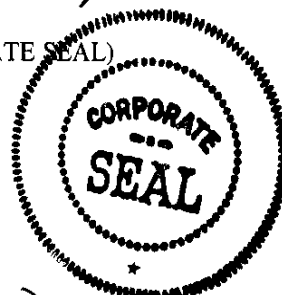
SARAH WICKER
Print

CENTEX HOMES, a Nevada general partnership

By: Centex Real Estate Corporation,
A Nevada corporation, its managing
General partner

Lisa Boyd
By: Lisa Boyd, Division Controller

(CORPORATE SEAL)



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of December, 2003 by Lisa Boyd, Division Controller of Centex Homes, a Nevada general partnership who is personally known to me or who produced a valid Florida driver's license as identification, and did not take an oath, on behalf of such corporation.



Notary Public, State of Florida
Notary's Name Printed: Debra M. Leavitt
My Commission Expires:

389519

3

