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LARRY WHALEY, CLERK OF COURT  
OSCEOLA COUNTY  
RECORDING FEES 27.00  
DEED DOC 0.70

This instrument prepared by  
and return to:

David L. Evans, Jr., Esq.  
BAKER & HOSTETLER LLP  
200 South Orange Avenue  
SunTrust Center  
Suite 2300  
Orlando, Florida 32801  
(407) 649-4000

Parcel Identification No.:  
30-26-32-0000-0010-0000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and given this 21<sup>st</sup> day of March, 2007, by and between **Birchwood Acres Limited Partnership, LLLP, a Florida limited liability limited partnership**, whose post office address is 3500 Harmony Square Drive West, Harmony, Florida 34773 (hereinafter called the "Grantor"), and **The School Board of Osceola County, Florida**, whose post office address is 817 Bill Beck Boulevard, Kissimmee, Florida 34744 (hereinafter called the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land lying and being in the County of Osceola, State of Florida, more particularly described as follows:

***Tract "S", HARMONY NEIGHBORHOODS G-H-F, according to the Plat thereof, as recorded in Plat Book 19, Pages 163-176, Public Records of Osceola County, Florida.***

This conveyance is subject to the following:

*See Exhibit "A" attached hereto and incorporated herein by this reference.*

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"Grantor"

Birchwood Acres Limited Partnership, LLLP, a  
Florida limited liability limited partnership

By: VII GP Harmony, L.L.C., a Delaware  
limited liability company, as its  
General Partner

Todd A. Haskett  
Signature of Witness  
Print Name: Todd A. Haskett

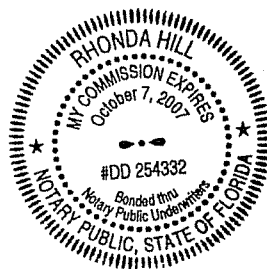
Amber Sambraga  
Signature of Witness  
Print Name: Amber Sambraga

By: James L. Lentz  
James L. Lentz  
As its: President

State of Florida )  
                                  )ss.  
County of Osceola )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2007 by James L. Lentz, as President of VII GP Harmony, L.L.C., a Delaware limited liability company, as the General Partner of Birchwood Acres Limited Partnership, LLLP, a Florida limited liability limited partnership, on behalf of the partnership. He [ X ] is personally known to me or [ ] has produced as identification.

(NOTARY SEAL)



Rhonda Hill  
(Notary Signature)

Rhonda Hill  
(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. DD 254332

EXHIBIT "A"

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.
2. Final Judgment recorded August 8, 2000, in Book 1766, Page 148 and Re-recorded August 17, 2000, in Book 1771, Page 893.
3. Final Judgment recorded August 10, 2000, in Book 1767, Page 457 and Re-recorded August 29, 2000, in Book 1775, Page 952.
4. Notice of Establishment of the Harmony Community Development District recorded March 24, 2000, in Book 1717, Page 1764; Amended Notice recorded May 8, 2000, in Book 1734, Page 1712 and Second Amended Notice recorded October 12, 2001, in Book 1943, Page 1779.
5. Fifth Amended and Restated Development Order (dated December 18, 2006) recorded January 18, 2007 in Book 3384, Page 1904.
6. Oil, Gas and Mineral Reservations, in favor of Consolidated Naval Stores Company set forth in that certain Deed recorded June 6, 1950, in Deed Book 131, Page 203; Conveyance of Interest in favor of Consolidated Tomoka Land Co. set forth in that certain Warranty Deed recorded October 6, 1969, in Book 194, Page 132; Notice Pursuant to Section 704.05 and 712, Florida Statutes recorded August 19, 1975, in Book 314, Page 644 and Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest recorded November 3, 1983, in Book 690, Page 452.
7. Project Improvement Acquisition Agreement between Birchwood Acres Limited Partnership and Harmony Community Development District recorded April 6, 2001, in Book 1856, Page 656 and 1st Modification recorded October 12, 2001, in Book 1943, Page 1775.
8. Interlocal Agreement Between Harmony Community Development District and Osceola County Pertaining to District Infrastructure Construction and Maintenance recorded August 2, 2001, in Book 1911, Page 2203 and Re-recorded in Book 1922, Page 649.
9. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded October 9, 2001, in Book 1941, Page 2463; Amended and Restated Declaration recorded October 23, 2002, in Book 2133, Page 915 AND Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded April 1, 2005, in Book 2744, Page 1669.
10. Harmony Transition Interlocal Agreement recorded April 18, 2003, in Book 2233, Page 1582.
11. Restated Veterinary Restriction Agreement recorded January 17, 2006, in Book 3033, Page 926.
12. Amended and Restated Easement and Development Agreement recorded January 17, 2006, in Book 3033, Page 967.
13. Matters appearing on the Plat of HARMONY NEIGHBORHOODS G-H-F, recorded October 10, 2006, in Plat Book 19, Pages 163-176, including, but not limited to, any building setback lines and/or easements lying within the lot.

All of the recording information contained herein refers to the Public Records of Osceola County, Florida, unless otherwise indicated.