

CFN 2012016935
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MALCOM THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES 18.50
DEED DOC 8,820.00

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Borron J. Owen, Jr., Esq. (DLT)
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Telephone: (407) 843-8880

Property Appraisers Parcel ID Number:
21-25-29-1809-0001-0100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 31st day of January, 2012, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, doing business as Florida Hospital Kissimmee**, whose address is 2400 Bedford Road, 2nd Floor, , Orlando, Florida 32804, (hereinafter referred to as "Grantor"), to **K & K LAND HOLDING - KISSIMMEE, INC., a Florida corporation, also known as K&K Landholding - Kissimmee, Inc.**, whose address is 604 Oak Commons Blvd., Kissimmee, FL 34741 (hereinafter referred to as "Grantee");

[Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Osceola County, Florida more particularly described as follows, to wit:

Lot 10, Oak Commons Medical Park, according to the plat thereof as recorded in Plat Book 5, Page 128, Public Records of Osceola County, Florida. (hereinafter referred to as the "Subject Property");

TOGETHER with all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the Subject Property in fee simple forever;

AND, the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2012 and thereafter, and easements, covenants and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

FURTHER, by the acceptance of this conveyance as evidenced by the recording of this Deed among the Public Records of Osceola County, Florida, this Deed and conveyance is also made SUBJECT TO the following restriction and condition, which Grantee acknowledges and agrees to; and which shall run with the Subject Property and shall be binding upon all subsequent owners of the Subject Property: 1) the use of the Subject Property for the performance of elective termination of pregnancies is prohibited. Grantor, its successors and assigns, hereby reserve the right to enforce, waive or cancel the restriction herein established. This restriction may not be altered, amended, changed, or modified without the written consent of Grantor. In addition to any other remedies which Grantor, its successors and assigns, may have at law or in equity, Grantor shall have the right to injunction in order to enforce the foregoing restriction.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Jody Reed
Print Name: JODY REED
Dorothy L Hamlin
Print Name: DOROTHY L. HAMLIN

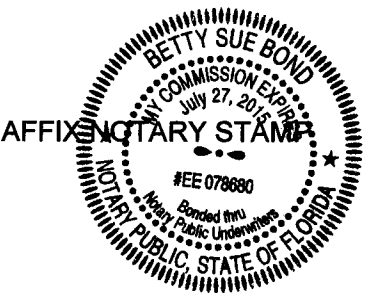
ADVENTIST HEALTH SYSTEM/
SUNBELT, INC., a Florida not-for-profit corporation, doing business as Florida Hospital Kissimmee

By: *Lars D. Houmann*
Name: Lars D. Houmann
Title: Vice President

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31st day of January, 2012, by Lars D. Houmann, as Vice President of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, doing business as Florida Hospital Kissimmee, on behalf of the corporation.



Betty Sue Bond
Signature of Notary Public
Betty Sue Bond
(Print Notary Name)
My Commission Expires: _____
Commission No.: _____
 Personally known, or
 Produced Identification
Type of Identification Produced: _____