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This document prepared by:
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Universal Land Title, Inc.
1555 Palm Beach Lakes Boulevard
Suite 500
West Palm Beach, Florida 33401
092683-33

Parcel ID Nos. 05-45-27-00-00005.0000
05-45-27-00-00003.0030
05-45-27-00-00007.0010

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and executed this 18th, day of March, 2009 by TOUSA HOMES, INC., a Florida corporation, as debtor in possession, having its principal place of business at: 4000 North Hollywood Boulevard, Suite 500-N, Hollywood, Florida 33021 ("Grantor"), to COOKIES & CRACKERS CORP., a Florida corporation whose Post Office address is: 15907 NW 52nd Avenue, Miami, Florida 33014 ("Grantee"):

(The terms "Grantor" and "Grantee" include all the parties to this instrument and their respective successors and assigns.)

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the Grantee that certain land in Lee County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference (the "property").

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

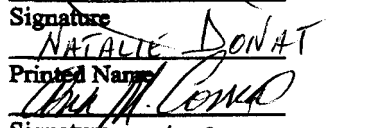
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the property in fee simple; that it has good right and lawful authority to sell and convey the property; that it hereby specially warrants the title to the property and will defend against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, and that the property is free and clear of all liens and encumbrances except matters of record, taxes and assessments for the year 2009 and subsequent years.

File # 092683-33

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name, and its corporate seal to be affixed by its proper officers as of the day and year first above written.

Executed in the presence of:

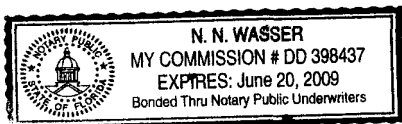

Signature
NATALIE DONAT
Printed Name

Signature
Ana M. Corica
Printed Name

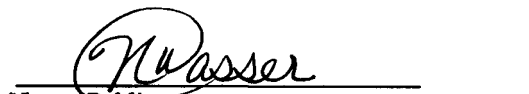
TOUSA HOMES, INC., a
Florida corporation, debtor in
possession


By: PAUL BERKOWITZ
Its: Executive Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of March, 2009, by Paul Berkowitz as Executive Vice President of Touse Homes, Inc., a Florida corporation on its behalf. He is personally known to me or ☐ has produced _____ as identification.




Notary Public
Printed Name Nicole N. Wasser

(SEAL)

EXHIBIT "A"

CALOOSA LAKES PHASE 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°08'31"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,462.65 FEET TO A POINT ON THE BOUNDARY OF CALOOSA LAKES PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2006000358513 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.02°21'32"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 175.06 FEET; THENCE RUN N.89°08'31"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 125.05 FEET; THENCE RUN N.02°21'29"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 1,141.39 FEET; THENCE RUN S.89°08'13"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 984.25 FEET; THENCE RUN N.34°44'31"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 16.93 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE WEST; THENCE RUN NORTHERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 472.50 FEET, THROUGH A CENTRAL ANGLE OF 37°15'09", SUBTENDED BY A CHORD OF 301.83 FEET AT A BEARING OF N.16°06'56"E., FOR A DISTANCE OF 307.21 FEET TO THE END OF SAID CURVE; THENCE RUN N.02°30'38"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 187.63 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE EAST, FROM WHICH THE RADIUS POINT BEARS N.87°29'23"E., A DISTANCE OF 727.53 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 727.53 FEET, THROUGH A CENTRAL ANGLE OF 07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A BEARING OF N.01°27'28"E., FOR A DISTANCE OF 100.77 FEET TO THE END OF SAID CURVE; THENCE RUN N.87°29'22"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 170.66 FEET; THENCE RUN N.89°32'47"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.86°20'24"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.84°16'59"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 494.91 FEET; THENCE RUN N.89°07'57"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1,

FOR A DISTANCE OF 69.31 FEET; THENCE CONTINUE N.89°07'57"E. FOR A DISTANCE OF 687.47 FEET; THENCE RUN N.44°50'37"E. FOR A DISTANCE OF 100.69 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOMESTEAD ROAD (80' WIDE); THENCE RUN S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 956.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S.02°29'49"E., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,239.27 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 64.973 ACRES, MORE OR LESS.

AND

A PORTION OF THE EAST HALF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.02°13'08"W., ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 5, FOR A DISTANCE OF 1,405.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOMESTEAD ROAD (80 FEET WIDE); THENCE RUN S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 517.40 FEET; THENCE RUN S.44°47'34"W. FOR A DISTANCE OF 285.00 FEET; THENCE RUN S.45°12'26"E. FOR A DISTANCE OF 185.85 FEET; THENCE RUN S.44°47'34"W. FOR A DISTANCE OF 58.84 FEET; THENCE RUN S.00°12'26"E. FOR A DISTANCE OF 276.00 FEET; THENCE RUN S.45°12'26"E. FOR A DISTANCE OF 799.94 FEET TO A POINT ON THE BOUNDARY OF CALOOSA LAKES PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT # 2006000358513 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS S.25°35'18"E., A DISTANCE OF 112.50 FEET THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 12°18'37", SUBTENDED BY A CHORD OF 24.12 FEET AT A BEARING OF S.58°15'24"W., FOR A DISTANCE OF 24.17 FEET TO THE END OF SAID CURVE; THENCE RUN S.52°06'06"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 FOR A DISTANCE OF 23.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF 30.85 FEET AT A BEARING OF S.62°15'14"W., FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CURVE; THENCE RUN

S.72°24'22"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 237.50 FEET, THROUGH A CENTRAL ANGLE OF 20°09'44", SUBTENDED BY A CHORD OF 83.15 FEET AT A BEARING OF S.62°19'30"W., FOR A DISTANCE OF 83.58 FEET TO A POINT OF REVERSE CURVE; THENCE RUN WESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 78°01'02", SUBTENDED BY A CHORD OF 31.47 FEET AT A BEARING OF N.88°44'52"W., FOR A DISTANCE OF 34.04 FEET TO THE END OF SAID CURVE; THENCE RUN N.49°44'21"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 8.62 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHWESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 13°08'02", SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF N.56°18'22"W., FOR A DISTANCE OF 20.06 FEET TO THE END OF SAID CURVE; THENCE RUN N.62°52'23"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 13.58 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS N.27°08'13"E., A DISTANCE OF 62.50 FEET THEREFROM; THENCE RUN NORTHWESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 62.50 FEET, THROUGH A CENTRAL ANGLE OF 13°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A BEARING OF N.56°05'10"W., FOR A DISTANCE OF 14.78 FEET TO A POINT OF REVERSE CURVE; THENCE RUN WESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°06'31", SUBTENDED BY A CHORD OF 109.78 FEET AT A BEARING OF N.67°51'49"W., FOR A DISTANCE OF 111.72 FEET TO THE END OF SAID CURVE; THENCE RUN N.86°25'05"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 141.52 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN WESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE OF 08°19'03", SUBTENDED BY A CHORD OF 75.78 FEET AT A BEARING OF S.89°25'24"W., FOR A DISTANCE OF 75.85 FEET TO THE END OF SAID CURVE; THENCE RUN S.85°15'53"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 21.31 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES

PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF $N.49^{\circ}44'07''W.$, FOR A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN $S.85^{\circ}15'53''W.$, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 FOR A DISTANCE OF 45.00 FEET; THENCE RUN $S.04^{\circ}44'07''E.$, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 26.84 FEET; THENCE RUN $S.87^{\circ}46'52''W.$, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 131.04 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN $N.02^{\circ}13'08''W.$, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 188.91 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 11.616 ACRES, MORE OR LESS

BEARINGS REFER TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING $N.02^{\circ}13'08''W.$

LESS AND EXCEPT THE FOLLOWINGN PARCEL:

LESS AND EXCEPT THE FOLLOWING

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 387, CALOOSA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000358513 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST; THENCE RUN N.02°13'08"W., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 51.45 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006000011535 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.87°46'52"E. ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN INSTRUMENT NUMBER 2006000011535, FOR A DISTANCE OF 130.00 FEET; THENCE RUN N.85°56'38"E., ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN INSTRUMENT NUMBER 2006000011535, FOR A DISTANCE OF 69.45 FEET; THENCE RUN N.89°07'56"E., ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN INSTRUMENT NUMBER 2006000011535, FOR A DISTANCE OF 105.62 FEET; THENCE RUN S.02°13'08"E., ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN INSTRUMENT NUMBER 2006000011535, FOR A DISTANCE OF 48.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID CALOOSA LAKES PHASE 1; THENCE RUN N.86°25'05"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 7.11 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN WESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE OF 08°19'03", SUBTENDED BY A CHORD OF 75.78 FEET AT A BEARING OF S.89°25'24"W., FOR A DISTANCE OF 75.85 FEET TO THE END OF SAID CURVE; THENCE RUN S.85°15'53"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 21.31 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF N.49°44'07"W., FOR A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN S.85°15'53"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 45.00 FEET; THENCE RUN S.04°44'07"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 26.84 FEET; THENCE RUN

**S.87°46'52"W., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1,
FOR A DISTANCE OF 131.04 FEET TO THE POINT OF BEGINNING. PARCEL
CONTAINS 13,807 SQUARE FEET OR 0.317 ACRE, MORE OR LESS.**

**BEARINGS REFER TO THE WEST LINE OF THE SOUTHEAST QUARTER OF
SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA,
AS BEING N.02°13'08"W.**

