

Prepared by and return to:

Suzanne A. Dockerty, Esquire

J. PATRICK FITZGERALD, P

110 Merrick Way, Suite 3-B

Miami, Florida 33134

305-443-9162

File No.: 16-42

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY

File Number: 2257677 OR BOOK 1781 PAGE 448

Recorded: 08/21/03 15:28

* Doc ASSUMP: \$ 0.00

* Doc Tax : \$ 0.70

* Int Tax : \$ 0.00

Parcel Identification No.:

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3 day of July, 2003 Between

The Most Reverend Sean P. O'Malley, O.F.M. Cap. As Bishop of the Diocese of Palm Beach, his successors in office, a corporation sole,

whose post office address is P.O. Box 109650, Palm Beach Gardens, FL 33410, grantor, and

VILLA SETON, INC., a Florida not-for-profit corporation,

whose post office address is P.O. Box 109650, Palm Beach Gardens, FL 33410, grantor, and

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
AS IF FULLY SET FORTH HEREIN

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Antoinette M. Russell

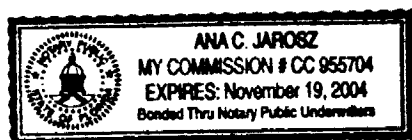
Witness Name: JANICE A. DAWSON

The Most Reverend Sean P. O'Malley, as
Bishop of the Diocese of Palm Beach, his
successors in office, a corporation sole

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 3rd day of July, 2003 by THE MOST REVEREND SEAN P. O'MALLEY, AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE. He is personally known to me or has produced a Driver's License as identification.

[Notary Seal]



Notary Public
Printed Name: Ana C. Jarosz
My Commission Expires: 11/19/04

EXHIBIT "A"

LEGAL DESCRIPTION

PHASE I

The South 687.00 feet of Tract "C" of the "FIRST REPLAT IN PORT ST. LUCIE" SECTION 42, according to the Plat thereof, as recorded in Plat Book 18, at Page 18, 18A-18J, of the Public Records of St. Lucie County, Florida, less the North 337.00 feet of the West 459.00 feet thereof, and LESS & EXCEPT:

Commence at the Southwest corner of said Tract "C" of said Plat thence N 00°00'00" W (along the West line of said Tract "C") for 350.00 feet; thence N 90°00'00" E for 459.00 feet to the point of beginning of the land herein described; thence N 00°00'00" W for 337.00 feet; thence S 00°00'00" E for 350.00 feet (to the East of line of said Tract "C"); thence S 00°00'00" E (along said East line) for 407.71 feet; thence S 90°00'00" W for 249.29 feet; thence N 45°00'00" W for 100.00 feet; thence S 90°00'00" W for 30.00 feet to the Point of Beginning. Parcel containing 5.8958 acres more or less.

A.K.A.

A portion of Tract "C" of the "FIRST REPLAT IN PORT ST. LUCIE" SECTION 42, according to the Plat thereof, as recorded in Plat Book 18, at Page 18, 18A-18J, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Tract "C" of said Plat' thence N 00°00'00" W (along the West line of said Tract "C") for 350.00 feet; thence N 90°00'00" E for 489.00 feet; thence S 45°00'00" E for 100.00 feet; thence N 00°00'00" E for 249.29 feet (to the East line of said Tract "C"); thence S 00°00'00" E (along said East line) for 109.29 feet to a point of curve to the right having a radius of 170.00 feet; thence proceed thru a central angle of 90°00'00" for an arc of 267.04 feet to a point of tangent; thence S 90°00'00" W for 639.00 feet to the Point of Beginning. Containing 5.8958 acres more or less.