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Warranty Deed

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(STATUTORY FORM—SECTION 689 02 F.S.)

JOHN K. FOLSOM
of the Law Offices of
FOLSOM and STEINMEYER, P.A.
122 S. Calhoun Street
TALLAHASSEE, FLORIDA 32301

This Indenture, Made this 17th day of January 1977, Between

CHARLES S. COBLE and BESS I. COBLE, his wife

of the County of Leon State of Florida, grantor, c

FRIENDS UNIVERSITY, a Kansas corporation, c/o Robert L. Davis

whose post office address is Suite 712, Union Center Building, Corner of 1st & Main
Wichita (67202)

of the County of Kansas State of Kansas, grantee

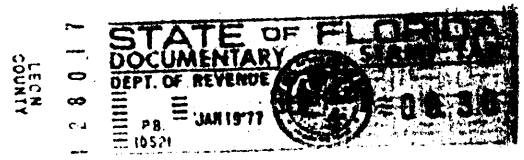
Witnesseth, That said grantor, for and in consideration of the sum of

-----TEN AND NO/100----- Dollars
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is here-
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the follow-
described land, situate, lying and being in Leon County, Florida, to-wit:

The real property described in Exhibit "A" attached hereto.

Reserving to the Grantors a non-exclusive easement for ingress and
egress and for utility and drainage purposes over and across the
easement described in Exhibit "A".

Subject to the restrictive covenants described in Exhibit "B" attach-
hereto which shall be binding upon the Grantee, its successors and
assigns and which shall run with the land.



AT THE TIME & DATE NOTED
PAUL F. HARTSHORN
CLERK OF CIRCUIT COURT
JAN 19 2 46 PM 1977

and said grantor does hereby fully warrant the title to said land, and will defend the same against the
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 writ-
Signed, sealed and delivered in our presence:

John K. Folsom
Elizabeth B. Folsom

Charles S. Coble (S)
CHARLES S. COBLE (S)

Bess I. Coble (S)
BESS I. COBLE (S)

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

CHARLES S. COBLE and BESS I. COBLE, his wife

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me

he executed the same by hand and official seal in the County and State last aforesaid this 17th day of January
1977

My commission expires 12-6-80

Elizabeth B. Folsom
Notary Public

Leland L. Burton & Associates

PROFESSIONAL LAND SURVEYORS

REF 834 : 51

P. O. BOX 1011
QUINCY, FLORIDA 32351
(904) 627-8754

1108 W. THARPE
TALLAHASSEE, FLORIDA
(904) 3

August 2, 1976

17 Acre Tract for Friends University

Commence at the Southeast Corner of Section 23 Township 2 North Range 1 East, Leon County, Florida, and thence run West 1244.57 feet to the Northeast Corner of Killearn Acres Unit No. 7, a subdivision as per map or plat thereof as recorded in Plat Book 6, page 6 of the Public Records of Leon County, Florida;

Thence run West 1255.50 feet to the POINT OF BEGINNING;

From said POINT OF BEGINNING run thence North 89 degrees 09 minutes 57 seconds West 950.29 feet to the centerline of a 40.00 foot easement;

Thence along said centerline as follows:

North 00 degrees 50 minutes 03 seconds East 119.10 feet to a point of curve to the left;

Thence along said curve with a radius of 1203.83 feet through a central angle of 21 degrees 54 minutes 03 seconds for an arc distance of 460.18 feet to the intersection of a 40.00 foot easement to the Northeast;

Thence North 63 degrees 55 minutes 55 seconds East along said centerline to the Northeast 62.00 feet to a point of curve to the right;

Thence along said curve with a radius of 243.15 feet through a central angle of 24 degrees 27 minutes 02 seconds for an arc distance of 103.76 feet;

Thence leaving said centerline North 31 degrees 34 minutes 22 seconds East 322.78 feet to a point on the shoreline of Lake Warner;

Thence Easterly along the shoreline meander of said Lake Warner as follows:

South 82 degrees 43 minutes 47 seconds East 45.00 feet;

Thence South 62 degrees 33 minutes 20 seconds East 115.10 feet;

Thence North 65 degrees 59 minutes 48 seconds East 150.01 feet;

Thence South 61 degrees 51 minutes 52 seconds East 159.75 feet;

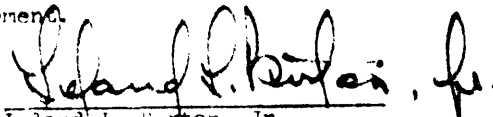
Thence South 47 degrees 13 minutes 47 seconds East 80.33 feet;

Thence North 84 degrees 23 minutes 51 seconds East 61.03 feet;

Thence South 52 degrees 44 minutes 31 seconds East 190.76 feet;

Thence leaving the shoreline meander of said Lake Warner run South 00 degrees 50 minutes 05 seconds West 600.00 feet to the POINT OF BEGINNING

Containing 16.83 acres more or less. The above described property being subject to a 40.00 foot easement.



Leland L. Burton, Jr.
Professional Land Surveyor
Florida Certificate No. 2400

EXHIBIT "A"

COBLE PROPERTY

Restrictive Covenants

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1. No building, fence, wall or other structure shall be commenced, erected, or maintained upon said real estate, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same, shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structure and topography by an Architectural Control Committee composed of Leo Crutchfield, or such person or persons designated by him. The Architectural Control Committee shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and lot grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons and reasons connected with future development plans of the developer of said land or contiguous lands. Such building plans and specifications shall consist of not less than the following: foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and plot plan showing location and orientation of all buildings and other structures and improvements proposed to be constructed on the building plot, with all building restriction lines shown. In addition, there shall be submitted to the Architectural Control Committee for approval such samples of building materials proposed to be used as the Architectural Control Committee shall specify and require.
2. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used at any time as a residence, either temporarily or permanently.
4. Said property shall be used for residential purposes only.
5. The Grantees and/or their successors in title agree to pay the pro rata costs of maintaining the road adjacent to and contiguous to the above property. Said pro rata share shall be ascertained by the number of feet of said property fronting on such road. Should the Grantees or their successors in title fail to pay such paving or maintenance costs, the Grantor shall have a lien on the above property for the amount of such costs, which lien may be enforced by foreclosure by the Architectural Control Committee or by an action at law, and the Architectural Control Committee, in any such legal proceeding, shall be entitled to costs incurred, including a reasonable attorney's fee.
6. Grantees covenant for themselves and their successors in title that if and when a homeowners' association is formed relating to contiguous property in Section 23, Township 2 North, Range 1 East, they will join such homeowners' association.
7. Said property may not be subdivided into residential tracts of less than one-half (1/2) acre.

EXHIBIT "B"