



THIS INSTRUMENT PREPARED BY AND
WHEN RECORDED RETURN TO:

RICHARD B. MACFARLAND, Esq.
BROAD AND CASSEL
7777 GLADES ROAD • SUITE 300
BOCA RATON, FLORIDA 33432-6090
(561) 483-7000
Folio No. 74-43-43-21-21-000-0020

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SPECIAL WARRANTY DEED

THIS INDENTURE, made the **23rd** day of **December, 2008**, by **THE EDGE INVESTORS, L.P.**, a **Georgia limited partnership**, whose mailing address is 2600 North Military Trail, Suite 100, Boca Raton, FL 33431 (“Grantor”) to **CLAIRMONT DEVELOPMENT OF FLORIDA**, a **Florida corporation**, whose mailing address is 12 GRANDVIEW CIRCLE, CANONSBURG, PA 15317, hereinafter called the Grantee.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Palm Beach County, Florida, which is more particularly described as follows:

Condominium Parcel Numbers 512, 613, 707, 712, 713, 812, 820, 905, 907, 913, 918, 1013, 1108, 1112, 1207, 1208, 1218, 1407, 1418, 1508, 1512, 1520, 1607, 1608, 1619 and 1620, of THE EDGE CONDOMINIUM NO. ONE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 21910 at Page 472 of the Public Records of Palm Beach County, Florida.

SUBJECT TO easements, restrictions, reservations, limitations and other matters of record and to taxes for 2009 and subsequent years.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2008, and covenants, easements and restrictions of record, if any, provided that this reference shall not serve to reimpose same.

File No: 08-148ME

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

Signed, sealed and delivered in the presence of:

THE EDGE INVESTORS, L.P., a Georgia limited partnership

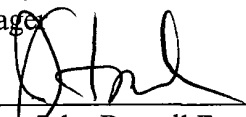

Print Name: Margaret J. Ellis

By: WOOD EDGE INVESTORS, LLC,
Georgia limited liability company, its
general partner


Print Name: Joanne T. Iacona


By: WP South Development Enterprises,
L.L.C., a Delaware limited liability
company, its manager

By: Wood Real Estate Investors,
L.L.C., a Delaware limited
liability company, its
manager


By: John Russell Ford
Authorized Signatory

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing Special Warranty Deed was acknowledged before me this 23 day of December, 2008, by John Russell Ford, Authorized Signatory of Wood Real Estate Investors, L.L.C., a Delaware limited liability company, manager of WP South Development Enterprises, L.L.C., a Delaware limited liability company, manager of Wood Edge Investors, LLC, a Georgia limited liability company, general partner of THE EDGE INVESTORS, L.P., a Georgia limited partnership, on behalf of the company, who is personally known to me.


Notary Public
Name: _____
Commission Expires: _____

(Notary Seal)

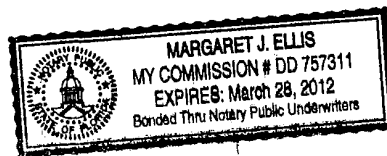


EXHIBIT "A"

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Unit	Price
512	\$ 191,565
613	\$ 210,540
707	\$ 194,700
712	\$ 190,905
713	\$ 211,200
812	\$ 191,070
820	\$ 214,995
905	\$ 213,345
907	\$ 193,875
913	\$ 211,530
918	\$ 193,710
1013	\$ 211,695
1108	\$ 166,650
1112	\$ 170,610
1207	\$ 194,370
1208	\$ 166,485
1218	\$ 194,700
1407	\$ 194,700
1418	\$ 194,040
1508	\$ 166,650
1512	\$ 171,435
1520	\$ 214,170
1607	\$ 194,040
1608	\$ 166,485
1619	\$ 192,555
1620	\$ 214,170

\$ 5,030,190