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September 11, 1997

HAND DELIVERY

Ms. Blanca S Bayo, Director
Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

970076-WS

Re: Docket No. PSC-97-0852-FOF-WS, Joint Application for Transfer of Sailfish Point Utility Corporation, Utility Assets, and Certificate Nos. 394-W and 335-S from Sailfish Point, Inc. to Sailfish Point Service Corporation in Martin County.

Dear Ms. Bayo:

Closing on the transfer occurred on September 10, 1997. Enclosed for filing is a copy of the executed special warranty deed whereby the utility plant sites were transferred to Sailfish Point Service Corporation. This deed is filed in accordance with the last ordering paragraph on page 6 of Order 970076-WS.

The executed deed has been submitted for recording in the office of the Clerk of the Circuit Court for Martin County. However, it will take a few days for processing, and a copy of the recorded deed will be filed with the Commission sometime next week.

For other information relating to the transfer of property, please also see late filed Exhibit S in this docket.

Thank you for your assistance. If there are any questions

ACK _____ please let me know.

AFA _____

APP _____

CAF _____

CMH _____

CTP _____

EAS _____

EBG _____

LDI _____

ONE _____

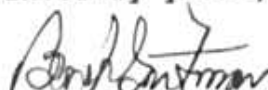
ROH _____

SEL _____

WAS _____

OTH _____

Sincerely yours,


Ben E. Girtman

Encl.

cc w/encl

Mr. N.D. Walker

Tim Vaccaro, Esq.

Hal Bradford, Esq.

B. Kenneth Gatlin, Esq.

James Krivok, Esq.

RECEIVED & FILED

FPSC-BUREAU OF RECORDS

DOCUMENT NUMBER-DATE

09271 SEP 11 6

FPSC-RECORDS/REPORTING

Prepared by:
Hal R. Bradford, Esquire
Westbrook Communities
2400 S.E. Federal Highway #210
Stuart, Florida 33494

Return to:
James Khvok, Esquire
St. John, Dickar & Caplan
500 Australian Avenue South #600
West Palm Beach, Florida 33401

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 9th day of ~~August~~ ^{Sept.}, 1997, between WESTERRA SAILFISH POINT, L.P., a Delaware limited partnership, qualified to do business in the State of Florida, whose post office address is 3300 P.G.A. Boulevard, Suite 900, Palm Beach Gardens, Florida 33410, "Grantor," and SAILFISH POINT SERVICE CORPORATION, a ~~Florida Not For Profit~~ corporation, whose post office address is c/o Sailfish Point Property Owners' and Country Club Association, Inc., 2201 S.E. Sailfish Point Blvd., Stuart, Florida 34996, "Grantee."

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, 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 successors and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to wit:

See Exhibit "A" attached hereto for the Legal Description.

Subject to all matters of record, as of the date hereof.

To have and to hold the same in fee simple forever. And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

Sandra H. Burns
Printed Name of Witness: SANDRA H. BURNS

WESTERRA SAILFISH POINT, L.P.
By: Westerra Management, L.L.C.
Authorized Representative

Dowdell Brown
By: Dowdell Brown, Vice President

Myrna Jean White
Printed Name of Witness: MYRNA JEAN WHITE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Dowdell Brown, as Vice President of Westerra Management L.L.C., who is personally known to me and who did not take an oath and who executed this instrument before me of his own free act and will.

WITNESS my hand and official seal in the County and State aforesaid, this 9 day of September, 1997.

Ruth G. Domb

NOTARY PUBLIC

1:16ur/vrb/33070219
06/22/97



EXHIBIT "A"

PARCEL #1:

Parcel C-1, PLAT NO. 1A, SAILFISH POINT P.U.D., according to the plat thereof, recorded in Plat Book 8, page 47, less and except that portion replatted as Plat No. 1D - Sailfish Point P.U.D., per plat recorded in Plat Book 13, page 20.

PARCEL #2: (Effluent Tank)

A parcel of land lying in fractional Section 8, Township 38 South, Range 42 East, also lying within Golf Course Parcel Number "I" as shown on PLAT NO. 6 SAILFISH POINT P.U.D., recorded in Plat Book 8, page 90, of the Public Records of Martin County, Florida; being more particularly described as follows:

From the Southeast corner of said fractional Section 8, bear N 88°57'00" W, along the South line of said fractional Section 8, a distance of 1463.29 feet; thence N 1°03'00" E, a distance of 1610.88 feet to the Point of Beginning of the herein described parcel of land; thence N 23°45'36" W, a distance of 217.00 feet; thence N 66°14'24" E, a distance of 197.26 feet; thence S 23°45'36" E, a distance of 217.00 feet; thence S 66°14'24" W, a distance of 197.26 feet to the Point of Beginning of the herein described parcel of land, Together with a perpetual easement for access over the other Golf Course Parcels.