

520376 - WV

TO: Commission Clerk and Administrative Services

DATE: 5/15/02

JOB NO. 95.539.94

ATTENTION: Blanca Bayo

RE: Palm Cay Transfer



Shop Drawings

Prints

Plans

9

Reports

7

Specifications



Copy of Letter

Change Order



Other

Warranty Deeds

THESE ARE TRANSMITTED as checked below:



For Approval

Other

For your use



As requested

For review and comment

REMARKS:

AUS _____
CAF _____
CMP _____
COM _____
CTR _____
ECR _____
GCL COPY _____
OPC _____
MMS MCI/sk _____
SEC 1 _____
OTH _____

SIGNED:

Kimelise Vinga

DOCUMENT NUMBER-DATE

05404 MAY 22 82

FPSC-COMMISSION CLERK

This instrument prepared by and return to:
Kimberly Noworyta Sumner, Esq.
Gray, Hants & Robinson, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801

Property Appraisers Parcel ID Numbers:
R 34774-000-02 and R 35773-000-05

WARRANTY DEED

THIS WARRANTY DEED made the 26th day of March, 2002 by **PALM CAY UTILITIES, INC.**, a Florida corporation, whose address is 1720 Southwest 55th Lane, Ocala, Florida 34474, hereinafter called the Grantor, to **MARION COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 601 S.E. 25th Avenue, Ocala, Florida 34477-2690, hereinafter called the Grantee.

[Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Marion County, Florida, viz (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference

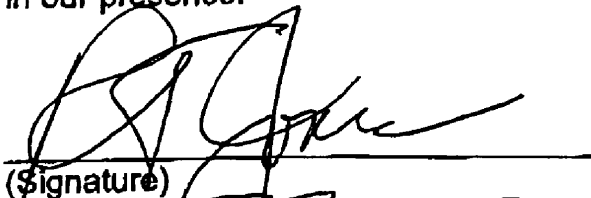
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances whatsoever, save and except only for the following, to wit:

1. Ad valorem real property taxes for the year 2002 (which became a lien on said lands as of January 1, 2002) and which are not yet due or payable.
2. Permitted encumbrances shown on Exhibit "B" attached hereto and incorporated herein by reference; however, nothing herein contained shall be deemed to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

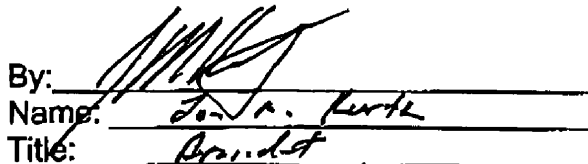

(Signature)

R. E. JONES
(Print name)


(Signature)

Kim Sumner
(Print name)

PALM CAY UTILITIES, INC., a Florida
corporation

By: 
Name: Jon A. Kurtz
Title: President

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 26 day of March, 2002, by Jon Melvin Kurtz, as _____ President of Palm Cay Utilities, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced Fl. Dr. License as identification.

#K632-433-49-336-0


Signature of Notary Public

Pam T. Doherty
(Print Notary Name)

My Commission Expires: 6/2/05

Commission No.: DD 012404

☐ Personally known, or

☒ Produced Identification

Type of Identification Produced:

Fla. Dr. License

AFFIX NOTARY STAMP

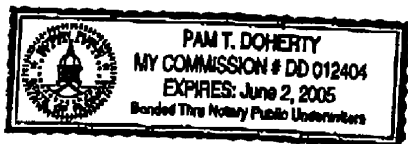


EXHIBIT "A"**Legal Description****PARCEL 1**

Tract B, PALM CAY UNIT II AND A REPLAT OF TRACTS E AND F OF PALM CAY, PLAT BOOK Y, PAGES 49 THROUGH 52, according to the Plat thereof, as recorded in Plat Book 1, Pages 9, 10 and 11, Public Records of Marion County, Florida.

PARCEL 2

A portion of Tract E, PALM CAY, according to the Plat thereof, as recorded in Plat Book Y, Pages 49 through 52, Public Records of Marion County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of Tract E, PALM CAY, according to the Plat thereof, as recorded in Plat Book Y, Pages 49 through 52; thence run North 00 degrees 40 minutes 51 seconds East, along the West line of said Tract E for a distance of 249.61 feet; thence run South 87 degrees 52 minutes 55 seconds East, for a distance of 29.49 feet; thence run North 02 degrees 07 minutes 05 seconds East, for a distance of 13.37 feet; thence run North 88 degrees 54 minutes 08 seconds East, for a distance of 108.42 feet to a point on the East line of aforesaid Tract E; thence run South 00 degrees 39 minutes 58 seconds West, along said East line for a distance of 189.70 feet; thence run South 89 degrees 55 minutes 51 seconds West, for a distance of 13.23 feet; thence run South 00 degrees 40 minutes 51 seconds West, for a distance of 74.14 feet to a point on the South line of aforesaid Tract E; thence run South 89 degrees 53 minutes 31 seconds West, along said South line for a distance of 125.01 feet to the POINT OF BEGINNING.

EXHIBIT "B"**Permitted Exceptions**

1. All assessments and taxes for the year 2002 and all subsequent years, which are not yet due and payable (as to Parcels 1 and 2).
2. Conditions and easements as set forth on the plat of PALM CAY UNIT II AND A REPLAT OF TRACTS E AND F OF PALM CAY, PLAT BOOK Y, PAGES 49 THROUGH 52, according to the Plat thereof, as recorded in Plat Book 1, Pages 9, 10 and 11, Public Records of Marion County, Florida (as to Parcel 1).
3. Conditions and easements as set forth on the Plat of PALM CAY, according to the Plat thereof, as recorded in Plat Book Y, Pages 49 through 52, of the Public Records of Marion County, Florida (as to Parcel 2).
4. Easement in favor of Florida Power Corporation recorded in Deed Book 264, Page 327, Public Records of Marion County, Florida (as to Parcel 2).
5. Declaration of Covenants and Restrictions of Palm Cay, recorded November 14, 1986, in Official Records Book 1386, Page 357; Amendment recorded June 3, 1987, in Official Records Book 1430, Page 1541; Extension recorded October 11, 1988, in Official Records Book 1538, Page 1848; Amendment recorded February 4, 1991, in Official Records Book 1714, Page 1317; Amendment recorded March 10, 1997, in Official Record Book 2343, Page 1841; Amendment recorded July 28, 1999, in Official Records Book 2676, Page 503; Amendment recorded October 5, 1999, in Official Records Book 2703, Page 527, all of the Public Records of Marion County, Florida (as to Parcels 1 and 2).
6. Covenant recorded November 14, 1986, in Official Records Book 1386, Page 422, Public Records of Marion County, Florida (as to Parcels 1 and 2).
7. Declaration of Private Roads recorded November 20, 1986, in Official Records Book 1389, Page 847, Public Records of Marion County, Florida (as to Parcels 1 and 2).
8. Indemnity Agreement by and between Palm Cay Utilities, Inc., and Satellite Cablevision, LLC, recorded August 3, 1999, in Official Records Book 2678, Page 1009, Public Records of Marion County, Florida (as to Parcels 1 and 2).
9. Easement Deed by and between International Associates Development Corp., a Florida corporation, Grantor, and Whisperwood of Marion County, Inc., a Florida corporation, Grantee, recorded March 25, 1986, in Official Records Book 1339, Page 158, Public Records of Marion County, Florida.
10. Grant of Easement by and between International Associates Development Corp., a Florida corporation, Grantor, and Venture Associates Corporation, a Florida corporation, Grantee, recorded March 25, 1986, in Official Records Book 1339, Page 166, Public Records of Marion County, Florida.
11. Grant of Easement by and between International Associates Development Corp., a Florida corporation, Grantor, and Venture Associates Corporation, a Florida corporation, Grantee, recorded March 25, 1986, in Official Records Book 1339, Page 176, Public Records of Marion County, Florida.
12. Grant of Easement by and between International Associates Development Corp., a Florida corporation, Grantor, and Venture Associates Corporation, a Florida corporation, Grantee, recorded March 25, 1986, in Official Records Book 1339, Page 170, Public Records of Marion County, Florida.



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
 (PLEASE READ INSTRUCTIONS ON THE BACK OF THIS FORM BEFORE COMPLETING)

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.

XXXXXXXXXX

XXXXXXXXXX

1. Parcel Identification Number
 (If Parcel ID not available
 please call County Property
 Appraiser's Office) →

R 34774-000-02/R 35773-000-05

2. Mark (x) all
 that apply Multi-parcel
 transaction? →

Transaction is a split
 or cutout from
 another parcel? →

Property was improved
 with building(s) at time
 of sale/transfer? → **X**

3. Grantor (Seller): **PALM CAY UTILITIES, INC., a Florida corporation**
1720 Southwest 55th Lane, Ocala, Florida 34474

4. Grantee (Buyer): **Marion County, Florida, a political subdivision of the State of**
Florida, a corporation existing under the laws of the State of Florida
601 S. E. 25th Avenue, Ocala, Florida 34471-2690

5. Date of Sale/Transfer Sale/Transfer Price
03 / 26 / 2002 \$ 475 000 . 00 Property Located In **52** County Code
 Month Day Year (Round to the nearest dollar.) (County Codes on Reverse)

6. Type of Document Contract/Agreement Other 7. Are any mortgages on the property? If "Yes",
 for Deed outstanding mortgage balance: YES / **X** NO
X Warranty Quit Claim (Round to the nearest dollar.) \$
 Deed Deed

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer
 such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title Defects? Corrective Deed? Mineral rights?
 Sale of a partial or undivided interest? Related to seller by blood or marriage. YES / **X** NO

9. Was the sale/transfer financed? YES / **X** NO If "Yes", please indicate type or types of financing:

Conventional **X** Seller Provided Agreement or
 Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/
 Mark (x) all Miscellaneous Government Vacant Acreage Timeshare
 that apply **X**

11. To the best of your knowledge, was personal property YES / **X** NO \$ Cents
 included in the sale/transfer? If "Yes", please state the
 amount attributable to the personal property. (Round to the nearest dollar.)

12. Amount of Documentary Stamp Tax → \$ 3 325 . 00

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES / **X** NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other
 than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent

Date 3/26/02

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY
 OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

(To be completed by the Clerk of the Circuit Court's Office)

Clerks Date Stamp

O.R. Book
 and
 Page Number
 and
 File Number

Date Recorded / / /
 Month Day Year