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September 8, 2021

VIA Electronic Filing to the Office of Commission Clerk

Attn: Kerri Maloy, Engineering Specialist  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

**Re: Docket No. 20210095-WU - Application for transfer of water facilities of Sunshine Utilities of Central Florida, Inc. and Water Certificate No. 363-W to CSWR-Florida Utility Operating Company, LLC, in Marion County.**

Dear Ms. Maloy:

On behalf of CSWR-Florida Utility Operating Company, LLC (“CSWR-FL”), please find below the company’s responses to the Commission’s August 16, 2021 deficiency letter:

1. **Assets and Liabilities.** Rule 25-30.037(2)(j)(3), Florida Administrative Code, (F.A.C.), requires a list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities. In response to staff’s first deficiency letter, the Utility only provided a list of the specific assets. Please also provide the corresponding dollar amount allocated to each.

**CSWR-FL Response:** Pursuant to our telephone conversation, please find attached as Exhibit A the Water Utility Plant Accounts pages from Sunshine Utilities’ 2020 annual report, listing assets and corresponding dollar amounts.

2. **Notice of Application.** Rule 25-30.030(6), F.A.C., incorporated by reference in Rule 25-30.037(2)(b), F.A.C., states that all applications requiring noticing shall be deemed deficient until affidavits of noticing required by Sections 367.045(1)(e) and (2)(f), Florida Statutes, along with a copy of the notice, are filed with the Office of Commission Clerk. After staff has reviewed and approved the notice of application, and the notices have been distributed in accordance with Rule 25-30.030(5), F.A.C., please provide affidavits of noticing.

**CSWR-FL Response:** The affidavits of noticing were filed on August 25, 2021.



3. **Right to Land.** Rule 25-30.037(2)(s), F.A.C., requires documentation of the utility's right to access and continued use of the land upon which the utility treatment facilities are located. Documentation of continued use shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided that the applicant files a recorded copy within the time required in the order granting the transfer. Please be advised that this item will remain deficient until the required documentation has been provided. In Exhibit H to the application, the Buyer makes the following statement:

Between the date of this application and closing, CSWR-Florida will conduct additional due diligence, which includes engaging a Florida title company to review relevant records related to real property assets Aquarina Utilities proposes to transfer to confirm the rightful owner(s) and identify any title defects that will be cured prior to closing. Although documents required by Section 4.01(b) do not currently exist, they can be provided post-closing if necessary to establish CSWR-Florida's ownership or long-term use rights.

**CSWR-FL Response:** Please find attached as Exhibit B an unrecorded draft deed. Pursuant to our telephone conversation, CSWR-FL commits to filing the recorded deed with the Commission within sixty (60) days after closing.

Thank you for the opportunity to provide additional information in support of the application. Please feel free to contact our office at your convenience with any additional questions or concerns.

Sincerely,

*/s/ Thomas A. Crabb*

Thomas A. Crabb  
Attorney for Buyer CSWR-FL

cc: Anastacia Pirrello, Esq., Office of Public Counsel (pirrello.anastacia@leg.state.fl.us)

# **EXHIBIT A**

UTILITY NAME:

Sunshine Utilities of Central Florida, Inc.

**YEAR OF REPORT**

December 31, 2020

**WATER LISTING OF SYSTEM GROUPS**

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.

The water financial schedules (W-2 through W-10) should be filed for the group in total.

The water engineering schedules (W-11 through W-14) must be filed for each system in the group.

All of the following water pages (W-2 through W-14) should be completed for each group and arranged by group number.

<b>SYSTEM NAME / COUNTY</b>	<b>CERTIFICATE NUMBER</b>	<b>GROUP NUMBER</b>
Sunshine Utilities (Marion County - Quail Run & Ponderosa Pines)	363W	1
Sunshine Utilities (Marion County - All Except Quail Run & Ponderosa Pines)	363W	4

Note: On August 1, 1999 Citrus County took over monitoring responsibilities  
Therefore Citrus County is no longer included in this report.

UTILITY NAME: Sunshine Utilities of Central Florida, Inc.

SYSTEM NAME / COUNTY : Sunshine Utilities (Marion County - Quail Run & Ponerosa Pines)

**WATER UTILITY PLANT ACCOUNTS**

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ -	\$		\$ -
302	Franchises	-			-
303	Land and Land Rights	36,113			36,113
304	Structures and Improvements	5,207			5,207
305	Collecting and Impounding Reservoirs	-			-
306	Lake, River and Other Intakes	-			-
307	Wells and Springs	43,921			43,921
308	Infiltration Galleries and Tunnels	-			-
309	Supply Mains	-			-
310	Power Generation Equipment	-			-
311	Pumping Equipment	26,051	595	(200)	26,446
320	Water Treatment Equipment	7,845	507	(801)	7,551
330	Distribution Reservoirs and Standpipes	39,572			39,572
331	Transmission and Distribution Mains	11,648			11,648
333	Services	10,704	-		10,704
334	Meters and Meter Installations	12,356			12,356
335	Hydrants	-			-
336	Backflow Prevention Devices	-			-
339	Other Plant Miscellaneous Equipment	-			-
340	Office Furniture and Equipment	8,096	148	(21)	8,223
341	Transportation Equipment	1,874			1,874
342	Stores Equipment	-			-
343	Tools, Shop and Garage Equipment	1,510	57	(18)	1,549
344	Laboratory Equipment	-			-
345	Power Operated Equipment	-			-
346	Communication Equipment	-			-
347	Miscellaneous Equipment	-			-
349	Abandonment of Regional Plant	-			-
<b>TOTAL WATER PLANT</b>		<u>\$ 204,897</u>	<u>\$ 1,307</u>	<u>\$ -1,040</u>	<u>\$ 205,164</u>

**NOTE:** Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: Sunshine Utilities of Central Florida, Inc.

SYSTEM NAME / COUNTY : Sunshine Utilities (Marion County - All Except Quail Run & Ponderosa Pines

**WATER UTILITY PLANT ACCOUNTS**

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 1,660	\$ -	-	\$ 1,660
302	Franchises	-	-	-	-
303	Land and Land Rights	70,777	-	-	70,777
304	Structures and Improvements	6,227	-	-	6,227
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	75,016	136	-	75,152
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	107,157	29,084	-	136,241
310	Power Generation Equipment	88,277	3,845	(2,387)	89,735
311	Pumping Equipment	522,913	11,944	(4,489)	530,368
320	Water Treatment Equipment	212,977	5,794	(3,503)	215,268
330	Distribution Reservoirs and Standpipes	95,804	2,143	-	97,947
331	Transmission and Distribution Mains	1,074,742	-	-	1,074,742
333	Services	158,009	6,122	-	164,131
334	Meters and Meter Installations	213,915	17,547	(11,140)	220,322
335	Hydrants	-	-	-	-
336	Backflow Prevention Devices	-	-	-	-
339	Other Plant Miscellaneous Equipment	25,858	-	-	25,858
340	Office Furniture and Equipment	83,897	1,898	(270)	85,525
341	Transportation Equipment	115,148	-	-	115,148
342	Stores Equipment	4,425	-	-	4,425
343	Tools, Shop and Garage Equipment	35,786	1,076	(228)	36,634
344	Laboratory Equipment	-	-	-	-
345	Power Operated Equipment	5,200	-	-	5,200
346	Communication Equipment	10,912	-	-	10,912
347	Miscellaneous Equipment	17,436	-	-	17,436
349	Abandonment of Regional Plant	235,393	-	-	235,393
<b>TOTAL WATER PLANT</b>		<u>\$ 3,161,529</u>	<u>\$ 79,589</u>	<u>\$ -22,017</u>	<u>\$ 3,219,101</u>

**NOTE:** Any adjustments made to reclassify property from one account to another must be footnoted.

\* auditor adjustment

# **EXHIBIT B**

THIS INSTRUMENT PREPARED BY:  
Charles L. Cooper  
Bryant Miller Olive P.A.  
1545 Raymond Diehl Rd., Suite 300  
Tallahassee, FL 32308

Property Appraiser's ID #: \_\_\_\_\_

Consideration: \$ \_\_\_\_\_

Doc Stamps: \$ \_\_\_\_\_

\_\_\_\_\_ [Space Above This Line For Recording Data] \_\_\_\_\_

**WARRANTY DEED**

**This Warranty Deed** is made this \_\_\_ day of \_\_\_\_\_, 202\_\_, by SUNSHINE UTILITIES OF CENTRAL FLORIDA, INC., a Florida corporation ("Grantor") whose post office address is 10230 E. Highway 25, Belleview, FL 34420, to CSWR-FLORIDA UTILITY OPERATING COMPANY, LLC, a Florida limited liability company ("Grantee") whose post office address is 1650 Des Peres Road, Suite 303, St. Louis, MO 63131.

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

**WITNESSETH**, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

See Exhibit "A" attached hereto and by reference made a part hereof.

**This conveyance** is subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise benefitting or appertaining, to have and to hold the same in fee simple forever.

**And**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 202\_, and the following [insert any other exceptions].

*[Signature page to follow]*



**In Witness Whereof**, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to Grantor  
in the presence of:

Sunshine Utilities of Central Florida, Inc.,  
a Florida corporation

\_\_\_\_\_

By: \_\_\_\_\_

Print Name:

\_\_\_\_\_

\_\_\_\_\_

Print Name:

\_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_, 202\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on behalf of the company. He (\_\_\_\_) is personally known to me or (\_\_\_\_) produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

## Exhibit A

### Parcel 1 (ASHLEY HEIGHTS):

Tract E, Ashley Heights, according to the map or plat thereof as recorded in Plat Book 2, Page 75, Public Records of Marion County, Florida.

### Parcel 2 (BELLEVIEW OAKS ESTATES):

Lot 1, Block B, Belleview Oaks Estates, according to the plat thereof as recorded in Plat Book V, Page 88, Public Records of Marion County, Florida.

### Parcel 3 (BURKS/OCALA GARDENS):

THAT PART OF THE NORTH 75 FEET OF THE SOUTH 450 FEET OF LOT 3, MCINTOSH SUBDIVISION OF THE WEST 1/2 OF THE SANCHEZ GRANT, AS RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING WEST OF THE EXISTING 70 FOOT WIDE SEABOARD COAST LINE RAILROAD RIGHT-OF- WAY, EXCEPT THE WEST 575 FEET THEREOF.

LESS AND EXCEPT:

THAT PART OF LOT 3, MCINTOSH SUBDIVISION OF THE W 1/2 OF THE SANCHEZ GRANT, AS RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 375.00 FEET OF THE EAST 250.00 FEET OF SAID LOT 3, THENCE SOUTH 89°39'10" EAST, ALONG THE NORTH LINE OF SAID SOUTH 375.00 FEET, A DISTANCE OF 43.34 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE TO THE NORTHEASTERLY HAVING A RADIUS OF 1980.08 FEET, A CENTRAL ANGLE OF 01° 51'08", A CHORD BEARING OF NORTH 36°53'21" WEST AND A CHORD DISTANCE OF 64.01 FEET, THENCE ALONG SAID CURVE 64.01 FEET, THENCE NORTH 56°09'24" EAST 18.76 FEET, THENCE NORTH 33°35'46" WEST 12.25 FEET, THENCE NORTH 36° 25'21" WEST 4.17 FEET TO THE NORTH LINE OF THE SOUTH 450.00 FEET OF SAID LOT 3, THENCE SOUTH 89°39'10" EAST, ALONG SAID NORTH LINE, 19.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVED TO THE NORTHEASTERLY HAVING A RADIUS OF 1945.08 FEET, A CENTRAL ANGLE

OF 02°47'17", A CHORD BEARING OF SOUTH 37°14'10" EAST AND A CHORD DISTANCE OF 94.64 FEET, THENCE ALONG SAID CURVE AND SAID WEST LINE, 94.65 FEET TO THE NORTH LINE OF THE SOUTH 375.00 FEET OF SAID LOT 3, THENCE NORTH 89°39'10" WEST, ALONG SAID NORTH LINE, 44.76 FEET TO THE POINT OF BEGINNING.

ALONG AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE NORTH 50 FEET OF THE SOUTH 333 FEET OF THE WEST 275 FEET; THE EAST 50 FEET OF THE WEST 325 FEET; THE NORTH 50 FEET OF THE SOUTH 153 FEET OF THE EAST 250 FEET OF THE WEST 575 FEET; AND THE NORTH 50 FEET OF THE SOUTH 425 FEET OF THE EAST 250 FEET OF THE WEST 575 FEET, ALL LYING IN AND BEING A PART OF LOT 3, MCINTOSH SUBDIVISION OF THE WEST 1/2 OF SANCHEZ GRANT AS RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**Parcel 4 (COUNTRY WALK):**

Lots 1, 2, 21 and 22, Block C, Country Walk Unit No. 2, according to the map or plat thereof as recorded in Plat Book Y, Page 42, Public Records of Marion County, Florida.

**Parcel 5 (ELEVEN OAKS):**

THE SOUTH 200 FEET OF TRACT 1, ELEVEN OAKS 1ST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK U, PAGE 62, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**Parcel 6 (EMIL-MARR):**

Lot 1, Block G, Emil - Marr, according to the map or plat thereof as recorded in Plat Book R, Page 135, Public Records of Marion County, Florida.

**Parcel 7 (FLORIDA HEIGHTS):**

Lots 1, 2, 3, 4, 5 and 6, Block H, FLORIDA HEIGHTS, according to the plat thereof as recorded in Plat Book B, Page 256, Public Records of Marion County, Florida.

**Parcel 8 (FLOYD CLARK/HODGES):**

Part of the Northwest 1/4 (NW 1/4) of the Southwest 1/4 (SW 1/4) of Section 33, Township 14 South, Range 22 East, Marion County, Florida, being more particularly described as follows: Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 14 South, Range 22 East, run thence North 89°57'20" East along the South boundary of said Northwest 1/4 of the Southwest 1/4, 377.02 feet; thence run North parallel to the West boundary of said Section 33, 102.00 feet to a point for the Point of Beginning; From the Point of Beginning thus described, continue North parallel to the West boundary of said Section 33, 40.00 feet; run thence South 89°57'20" West, parallel to the said South boundary of the Northwest 1/4 of the Southwest 40.00 feet; run thence South parallel to the West boundary of said Section 33, 40.00 feet; run thence North 89°57'20" East, 40.00 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive, permanent easement for ingress, egress and utilities from the above described parcel to NE 38th Street, over, under and across a parcel sixteen (16) feet in width, being more particularly described as follows:

Commencing at the Southeast corner of the above described 40 foot parcel (said point being also the point of beginning of the hereinbefore described parcel), run thence West along the South line of said 40 foot parcel, 12 feet to a point for the Point of Beginning ; continue thence West along the South line of said 40 foot parcel, 16 feet to a point; run thence South parallel to the West boundary of said Section 33, 77 feet, more or less, to the North right of way line of NE 38th Street; run thence East along the said North right of way line of 38th Street, 16 feet; run thence North parallel to the West boundary of said Section 33, 77 feet, more or less, to the Point of Beginning.

**Parcel 9 (FORE OAKS):**

TRACT "A" OF FORE OAKS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 70, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**Parcel 10 (HILLTOP):**

Tract "A", LAKE WEIR HEIGHTS SECOND ADDITION REPLAT, as per plat thereof recorded in Plat Book Y, Page 13, Public Records of Marion County, Florida.

**Parcel 11 (LITTLE LAKE WEIR):**

Lots 14 and 15, Block L, Little Lake Weir Subdivision, First Addition, as per Plat thereof recorded in Plat Book G, Page 92, of the Public Records of Marion County, Florida.

**Parcel 12 (OAKHAVEN):**

LOT 1, BLOCK A, OAK HAVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 21 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

**Parcel 13 (OAKHURST):**

Lots 21, 22, 23 and 24, Block A, OAKHURST NO. 1, as recorded in Plat Book B, Page 271, Public **Records of Marion County, Florida.**

**Parcel 14 (OCALA HEIGHTS):**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF OCALA HEIGHTS UNIT III, AS RECORDED IN PLAT BOOK "X", PAGE 42, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N. 88°48'53"W. ALONG THE SOUTH BOUNDARY OF SAID OCALA HEIGHTS UNIT III A DISTANCE OF 693.45 FEET TO THE POINT OF BEGINNING, THENCE S. 00° 09'15"E. 420.00 FEET, THENCE N. 88°48'53"W. 144.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200 .00 FEET AND A CHORD OF N.44°29'04"W. 279.52 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 309.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N.00°09'15"W. 224.62 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF OCALA HEIGHTS UNIT III, THENCE S.88°48 '53"E. 339.98 FEET TO THE POINT OF BEGINNING.

**Parcel 15 (OCKLAWAHA - WEST PARCEL):**

Commencing on the South right of way line of the Dixie Highway 10 feet west of a line continuing North of the East line of Lot 14, of EAGLETON PLACE, recorded in Plat Book A, Page 170, of the Public Records of Marion County, Florida; thence running West 30 feet along the South side of Dixie Highway, thence South 30 feet; thence East 30 feet, thence North 30 feet to the Point of Beginning, all in Section 6, Township 17 South, Range 24 East.

**Parcel 16 (OKLAWAHA - EAST PARCEL):**

The South 60 feet of the East 1/2 of Lot 125 of WEIR PARK, according to the plat thereof as recorded in Plat Book E, Page 45, of the Public Records of Marion County, Florida.

**Parcel 17 (PONDEROSA PINES - SOUTH PARCEL):**

Lot 5, Block F of an unrecorded subdivision of a portion of Section 19, Township 15 South, Range 25 East, being more particularly described as follows:

From the 1/4 corner on the South boundary of Section 19, Township 15 South, Range 25 East, run East along the said South boundary of Section 19 a distance of 26.19 feet; thence North 610 feet to the Point of Beginning. From the Point of Beginning thus described continue to run North 150 feet; thence West 50 feet; thence South 150 feet; thence East 50 feet to the Point of Beginning.

LESS AND EXCEPT any portion lying in road right of way.

AND ALSO

Lot 6, Block F of an unrecorded subdivision of a portion of Section 19, Township 15 South, Range 25 East, being more particularly described as follows:

From the 1/4 corner on the South boundary of Section 19, Township 15 South, Range 25 East, run West along the said South boundary of Section 19 a distance of 23.81 feet; thence North 610 feet to the Point of Beginning. From the Point of Beginning thus described continue to run North 150 feet; thence West 50 feet; thence South 150 feet; thence East 50 feet to the Point of Beginning.

LESS AND EXCEPT any portion lying in road right of way.

**Parcel 18 (PONDEROSA PINES - NORTH PARCEL):**

A parcel of land lying in the Southeast 1/4 Section 19, Township 15 South, Range 25 East, Marion County, Florida, being more particularly described as follows:

That certain parcel of land located in Half Moon Camp Sites the map or plat of which is recorded in the unrecorded subdivision records at Page 173 of the Public Records of Marion County, Florida, and has the following as its boundaries; the North line is the South right of way line of Canal Road, the East line is the West right-of-way of Armadillo Road, the South line is the North line of Pine Island Road, and the West line is the East line of Lot 1, Block K and the East line of Lot 36, Block H.

NOTE : THIS LEGAL DESCRIPTION FOR PARCEL 18 IS BASED ON INFORMATION PROVIDED BY CUSTOMER AND WE DO NOT PURPORT THIS TO BE THE ACTUAL LEGAL DESCRIPTION AND MAY NOT BE INSURABLE.

**Parcel 19 (QUAIL RUN):**

TRACT A, QUAIL RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK U, PAGE 14, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 8.00 FEET OF THE SOUTH 140.00 FEET OF SAID TRACT A.

**Parcel 20 (SANDY ACRES):**

LOT 12, BLOCK D, SANDY ACRES ESTATES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK R, PAGE 54, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**Parcel 21 (SUN RESORTS):**

Commence at the West quarter corner of Section 21, Township 14 South, Range 22 East, Marion County, Florida; Thence N. 89° 54' 11" E. along the South line of the Northwest quarter of said Section 21, 1,317.05 feet; Thence N. 00° 15' 39" E., 215.00 feet; Thence N. 89° 54' 11" E., 95.00 feet to the Point of Beginning; Thence S. 00° 15' 39" W., 30.00 feet; Thence N. 89° 54' 11" E., 20.00 feet; Thence N. 00° 15' 39" E., 30.00 feet; Thence S. 89° 54' 11" W. 20.00 feet to the Point of Beginning.

**Parcel 22 (SUNLIGHT ACRES):**

TRACT A OF SUNLIGHT ACRES, SECOND ADDITION, AS RECORDED IN PLAT BOOK X, PAGE 31, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT THE W 115 FEET OF THE N 102.22 FEET THEREOF AND EXCEPT THE S 75 FEET THEREOF.

NOTE: THIS LEGAL DESCRIPTION FOR PARCEL 22 IS BASED ON INFORMATION PROVIDED BY CUSTOMER AND WE DO NOT PURPORT THIS TO BE THE ACTUAL LEGAL DESCRIPTION AND MAY NOT BE INSURABLE.

**Parcel 23 (SUNRAY):**

Lot 1, Block G, SUN RAY ESTATES, as per plat thereof recorded in Plat Book H, page 35, Public Records of Marion County, Florida.

**Parcel 24 (WHISPERING SANDS):**

LOTS 16 AND 17, BLOCK A, WHISPERING SANDS UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 28, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**Parcel 25 (WINDING WATERS):**

COMMENCE AT THE CENTER OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 25 EAST, THENCE EAST 35.93 FEET TO THE POINT OF BEGINNING OF THE LAND HEREBY CONVEYED; THENCE EAST 417.42 FEET, THENCE NORTH 417.42 FEET, THENCE WEST 417.42 FEET, MORE OR LESS TO THE LEVY HAMMOCK ROAD RIGHT-OF-WAY, THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID ROAD TO THE POINT OF BEGINNING, MARION COUNTY, FLORIDA.