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*e-Mail: tcrabb@radeylaw.com*

May 25, 2022

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 May 24, 2022, CSWR-Florida Utility Operating Company, LLC closed on its purchase of the assets of Sunshine Utilities of Central Florida, Inc. Please find enclosed the executed and recorded deeds showing the Company's rights to long-term use of the land upon which the treatment facilities are located.

As soon as the Company's permit transfer applications with the St. Johns River Water Management District are available, copies will be filed. Thank you for your continued assistance with this docket.

Sincerely,

*/s/ Thomas A. Crabb*

Thomas A. Crabb  
Attorney for CSWR-FL UOC

Rec. \$  
Doc Stamps \$

Prepared by/Record & Return to:  
Trow & Dobbins, P.A.  
1301 NE 14<sup>th</sup> Street  
Ocala, FL 34470-4641  
(352) 369-8830

For Recorder's Use Only



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 05/24/2022 04:12:15 PM  
FILE #: 2022076859 OR BK 7788 PGS 1561-1577  
REC FEES: \$146.00 INDEX FEES: \$0.00  
DDS: \$35000.00 MDS: \$0 INT: \$0

## CORPORATE WARRANTY DEED

THIS INDENTURE, made this 24<sup>th</sup> day of May 2022 by and between SUNSHINE UTILITIES OF CENTRAL FLORIDA, INC., a Florida corporation, whose mailing address is 10230 East Highway 25, Belleview, the County of Marion, State of Florida 34420, GRANTOR, and CSWR-FLORIDA UTILITY OPERATING COMPANY, LLC, a Florida limited liability company, whose mailing address is 1630 Des Peres Road, Suite 140, St. Louis, County of St. Louis, State of Missouri 63131, GRANTEE.

WITNESSETH, that the said GRANTOR for and in consideration of the sum of Ten and no/100 Dollars, to it in hand paid by the GRANTEE has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever the lands described on Exhibits "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" and "O" attached hereto.

SUBJECT to taxes for 2022 and thereafter.

SUBJECT to Easements, Agreements, Covenants, and Restriction of record which shall not be re-imposed hereby.

Together with all tenements, hereditaments, and appurtenances thereto, belonging or in any way appertaining, to have and to hold in the same in fee

simple forever. The GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be hereunto subscribed and the corporate seal to be affixed by its officers hereunto duly authorized, this 24<sup>th</sup> day of May 2022.

Witnesses as to Grantor:

GRANTOR:

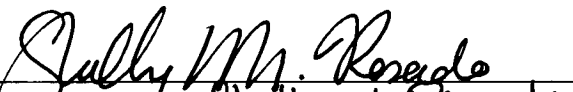


Print Name: THOMAS J. DOBBINS

SUNSHINE UTILITIES OF CENTRAL FLORIDA, INC., a Florida corporation

By: 

DEWAINE W. CHRISTMAS,  
President

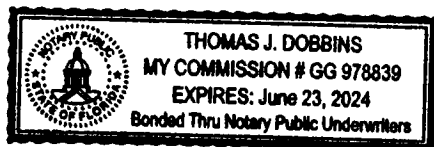
  
Print Name: Shelly M. Rosado

(corporate seal)

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged and executed before me by means of  physical presence or  online notarization this 24<sup>th</sup> day of May 2022 by DEWAINE W. CHRISTMAS, as President of SUNSHINE UTILITIES OF CENTRAL FLORIDA, INC., a Florida corporation. Such person(s): *(notary must check applicable box)*

- is personally known to me.
- produced a current Florida Driver's License as identification.
- produced \_\_\_\_\_ as identification.



  
Notary Public  
State of Florida, at Large  
My Commission Expires:

**EXHIBIT "A"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 15170-000-05

**EXHIBIT "B"**

**Legal Description  
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.

Marion County Property Appraiser's Parcel Number: 30609-007-22

**EXHIBIT "C"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 45372-003-01

**EXHIBIT "D"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 1557-007-001

**EXHIBIT "E"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 3748-008-001



**EXHIBIT "F"**

**Legal Description  
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.

Marion County Property Appraiser's Parcel Number: 15812-001-00

**EXHIBIT "G"**

***Legal Description  
Parcel 10 – Hill Top***

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.

Marion County Property Appraiser's Parcel Number: 4508-000-001

**EXHIBIT "H"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 4593-012-014

**EXHIBIT "I"**

***Legal Description  
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.

Marion County Property Appraiser's Parcel Number: 29660-001-21

**EXHIBIT "J"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 49102-000-00

**EXHIBIT "K"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 3285-006-005

**EXHIBIT "L"**

***Legal Description  
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.

Marion County Property Appraiser's Parcel Numbers: 3577-000-003 and 3577-000-103

**EXHIBIT "M"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 51138-004-12



**EXHIBIT "N"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 2427-007-001

**EXHIBIT "O"**

***Legal Description***  
***Parcel 26 – Florida Heights – 2<sup>nd</sup> Parcel***

Lots 44, 45, 46, 47 and 48, Block H, FLORIDA HEIGHTS, according to the plat thereof as recorded in Plat Book B, Page 256, Public Records of Marion County, Florida.

Marion County Property Appraiser's Parcel Number: 3748-008-044

Rec. \$  
Doc Stamps \$

Prepared by/Record & Return to:  
Thomas J. Dobbins, Esquire  
Trow & Dobbins, P.A.  
1301 NE 14<sup>th</sup> Street  
Ocala, FL 34470-4641  
(352) 369-8830

For Recorder's Use Only



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 05/24/2022 04:12:15 PM  
FILE #: 2022076858 OR BK 7788 PGS 1551-1560  
REC FEES: \$86.50 INDEX FEES: \$0.00  
DDS: \$7000.00 MDS: \$0 INT: \$0

## WARRANTY DEED

THIS INDENTURE, made this 24<sup>th</sup> day of May 2022 by and between CH UTILITY HOLDINGS, LLC, a Florida limited liability company, whose mailing address is 7620 SE 25<sup>th</sup> Avenue, Ocala, County of Marion, State of Florida 34480, GRANTOR, and CSWR-FLORIDA UTILITY OPERATING COMPANY, LLC, a Florida limited liability company, whose mailing address is 1630 Des Peres Road, Suite 140, St. Louis, County of St. Louis, State of Missouri 63131, GRANTEE.

WITNESSETH, that the said GRANTOR for and in consideration of the sum of Ten and no/100 Dollars, to it in hand paid by the GRANTEE has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever the lands described on Exhibits "A", "B", "C", "D", "E", "F", "G" and "H" attached hereto.

SUBJECT to taxes for 2022 and thereafter.

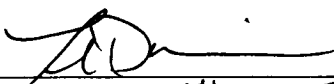
SUBJECT to Easements, Agreements, Covenants, and Restriction of record which shall not be re-imposed hereby.

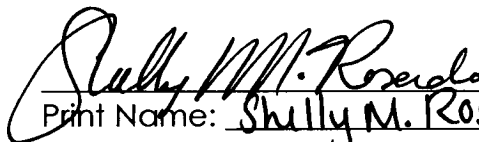
Together with all tenements, hereditaments, and appurtenances thereto, belonging or in any way appertaining, to have and to hold in the same in fee

simple forever. The GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused its name to be hereunto subscribed by its Managing Member hereunto duly authorized, this 24<sup>th</sup> day of May 2022.

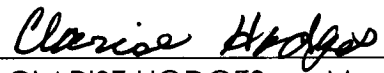
Witnesses as to Grantor:

  
Print Name: THOMAS J. DOBBINS

  
Print Name: Shelly M. Rosado

GRANTOR:

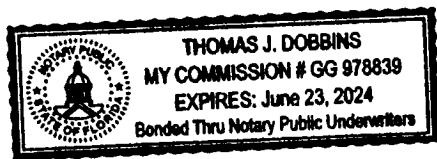
CH UTILITY HOLDINGS, LLC, a Florida limited liability company

By:   
CLARISE HODGES, as Manager and Authorized Agent

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged and executed before me by means of  physical presence or  online notarization this 24<sup>th</sup> day of May 2022 by CLARISE HODGES, as Manager and Authorized Agent of CH UTILITY HOLDINGS, LLC, a Florida limited liability company. Such person(s): (notary must check applicable box)

- is personally known to me.
- produced a current Florida Driver's License as identification.
- produced \_\_\_\_\_ as identification.



  
Notary Public  
State of Florida, at Large  
My Commission Expires:

**EXHIBIT "A"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 39199-002-01

**EXHIBIT "B"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 1490-000-002

**EXHIBIT "C"**

***Legal Description***  
***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.

Marion County Property Appraiser's Parcel Number: 1517-000-001

**EXHIBIT "D"**

***Legal Description***  
***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

Marion County Property Appraiser's Parcel Number: 13816-001-01



**EXHIBIT "E"**

***Legal Description  
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.

Marion County Property Appraiser's Parcel Number: 31829-008-02

**EXHIBIT "F"**

***Legal Description***  
***Parcel 22 – Sunlight Acres***

TRACT A OF SUNLIGHT ACRES SECOND ADDITION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGE 81, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Marion County Property Appraiser's Parcel Number: 4154-001-000

**EXHIBIT "G"**

***Legal Description***  
***Parcel 24 – Whispering Sands***

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

Marion County Property Appraiser's Parcel Number: 2972-001-016

**EXHIBIT "H"**

***Legal Description  
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.

Marion County Property Appraiser's Parcel Number: 40139-005-01