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DEC -2
MAIL ROOM

November 30, 1998

Ms. Blanca Bayo
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 971220-WS, Application for Transfer

Dear Ms. Bayo:

Enclosed for filing is a copy of the recorded deed whereby the seller transferred to the buyer the water treatment property and the sewage treatment property.

This completes the requirement of Order No. PSC98-0993-FOF-WS to submit proof of land ownership.

Sincerely yours,


Ben E. Girtman

Encl.
cc w/encl: Mr. Carl Wenz
Ms. Bobbie Reyes, PSC Legal

- ACK _____
- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG 1
- LIN 3
- QPC _____
- RCH _____
- SEC 1
- WAS 1
- OTH _____

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DOCUMENT NUMBER-DATE
13530 DEC-2 88
PSC-RECORDS/REPORTING

INSTR # 98169268
OR BK 04130 PG 0287
RECORDED 11/13/98 07:13 AM
RICHARD M. WEISS CLERK OF COURT
POLK COUNTY
DNC TAX FD (F.S. 201.02) 350.00
DEPUTY CLERK S Wetzel

PREPARED BY AND RETURN TO:
ROGER A. LARSON, ESQUIRE
JOHNSON, BLAKELY, POPE, BOKOR,
RUPPEL & BURNS, P.A.
911 CHESTNUT STREET
CLEARWATER, FL 33756

STATUTORY WARRANTY DEED

THIS INDENTURE, is made on 20th day of October, 1998, between CYPRESS LAKES ASSOCIATES, LTD., a Florida limited partnership, whose address is 11300 4th Street North, Suite 200, St. Petersburg, Florida 33716 ("Grantor"), and CYPRESS LAKES UTILITIES, INC., a Florida corporation, whose address is 200 Weathersfield Avenue, Altamonte Springs, Florida 32714 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situated in Polk County, Florida:

LEGAL DESCRIPTION - SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

THIS CONVEYANCE IS SUBJECT TO THE EXCEPTIONS TO TITLE SET FORTH ON **EXHIBIT "B"** ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT to applicable land use and zoning restrictions and to easements, reservations and restrictions of record, if any, which are specifically not reimposed or extended hereby, and to taxes for the year 1998 and subsequent years.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever

R
JOHNSON BLAKELY POPE RUPPEL BURNS
ROGER A LARSON ESQUIRE
911 CHESTNUT ST P O BOX 1368
CLEARWATER, FL 33757-1368

The tax parcel number for the aforescribed property is as to Parcel 1: 342623-000000-01202; and as to Parcel 2: 342623-000000-014010. tax identification number for the Grantee is 59-3530354.

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

Signed, sealed and delivered in the presence of:

CYPRESS LAKES ASSOCIATES, LTD., a Florida limited partnership

By: Community Investment Corporation General Partner

[Signature]
Christian D. Ruppel
Print name

By: [Signature]
Name: M. STEVEN SEMBLER
Its: V. Lc President

[Signature]
[Signature]
Print name

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me this 27 day of October, 1998, by M. Steven Sembler, as President of Community Investment Corporation, General Partner of CYPRESS LAKES ASSOCIATES, LTD., a Florida limited partnership, on behalf of the partnership. (He) [She] [is personally known to me] [has produced _____ as identification].

[Signature]
Notary Public
Print name Laura L. Raigoza
My commission expires: 11/06/01

09/29/98 10:14 AM d-1 #0164077.01/mme

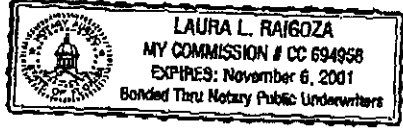


EXHIBIT "A"

Parcel 1: Water Treatment Facility

A parcel of land lying in Section 34, Township 26 South, Range 23 East, Polk County, Florida being more particularly described as follows:

Commence at the Southeast corner of said Section 34, thence South 89 deg. 22'28" West, along the South line of said Section 34, for 208.28 feet; thence North 00 deg. 37'32" West, leaving the South line of said Section 34, for 62.58 feet to the Point of Beginning; thence North 55 deg. 35'25" West, for 11.35 feet; thence North 30 deg. 08'37" East for 20.55 feet; thence North 68 deg. 53'05" East, for 11.57 feet; thence North 04 deg. 48'35" East, for 81.93 feet; thence South 70 deg. 40'59" East, for 87.15 feet; thence South 41 deg. 58'43" East, for 24.15 feet; thence South 01 deg. 32'04" East for 38.00 feet; thence South 87 deg. 41'13" West for 101.37 feet; thence South 70 deg. 00'08" West for 7.14 feet; thence South 34 deg. 02'09" West for 21.14 feet to the Point of Beginning.

Parcel 2: Sewage Treatment Facility

A tract of land lying in Section 34, Township 26 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 34, Township 26 South, Range 23 East, Polk County, Florida; thence North 00 deg. 48'46" West, along the Easterly line of said Section 34, a distance of 2270.65 feet to the Southerly right of way of State Road #700 and #35, also known as U.S. Highway 98 (160 feet wide); thence North 47 deg. 17'40" West, along the Southerly right of way of said U.S. Highway 98 a distance of 1297.31 feet to a point on a curve to the right of which the radius point lies North 42 deg. 42'05" East, a radial distance of 5824.26 feet; thence along the arc in a Northwesterly direction, passing through a central angle of 06 deg. 26'52", an arc length of 655.45 feet to a point along said curve; thence South 49 deg. 08'58" West, a distance of 57.61 feet to the Point of Beginning of the Sewage Treatment Facility; thence South 10 deg. 18'32" East, a distance of 237.43 feet; thence South 02 deg. 07'38" East, a distance of 59.01 feet; thence South 53 deg. 02'17" West, a distance of 66.47 feet; thence North 43 deg. 24'57" West, a distance of 73.58 feet; thence North 36 deg. 27'45" West, a distance of 199.36 feet; thence North 74 deg. 43'47" East, a distance of 70.39 feet; thence North 27 deg. 01'16" West, a distance of 12.48 feet; thence North 52 deg. 17'35" East, a distance of 145.67 feet to the Point of Beginning.

Parcel 3

The benefits, appurtenant to Parcel 2, derived from right of way easement recorded in OR Book 3668, page 1198, Public Records of Polk County, Florida.

EXHIBIT "B"

EXCEPTIONS

1. Covenants, conditions, restrictions and easements as recorded in O.R. Book 3668, Page 1174, together with such additions and amendments as from time to time may be made, and any possible charges and/or assessments, Public Records of Polk County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Terms and conditions of Right of Way Easement recorded in O.R. Book 3668, Page 1198, Public Records of Polk County, Florida.
3. Covenants, conditions, restrictions and easements as recorded in O.R. Book 2922, Page 1436, as amended by O.R. Book 4004, page 484, together with such additions and amendments as from time to time may be made, and any possible charges and/or assessments, Public Records of Polk County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Developers Rights contained therein Assigned by O.R. Book 3668, page 1200, and Notice recorded in O.R. Book 3612, page 1322, Public Records of Polk County, Florida.
5. Subject to easement recorded in Deed Book 660, Page 455, Public Records of Polk County, Florida.
6. Reservation of drainage easement recorded in O.R. Book 1520, Page 1124, Public Records of Polk County, Florida.
7. Subject to easement recorded in O.R. Book 2613, Page 2019, Public Records of Polk County, Florida.
8. Subject to easement recorded in O.R. Book 2613, Page 2021, Public Records of Polk County, Florida.
9. Subject to easement recorded in O.R. Book 2628, Page 1962, Public Records of Polk County, Florida.
10. Private Access Easement recorded in O.R. Book 2908, Page 995, Public Records of Polk County, Florida.
11. Subject to easement recorded in O.R. Book 3546, Page 1687, Public Records of Polk County, Florida.
12. Subject to easement recorded in O.R. Book 3546, Page 1692, Public Records of Polk County, Florida.

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