



April 23, 1999

APR 28 1999

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

Re: Hacienda Utilities, Ltd.  
Order No. PSC-99-0636-FOF-SU  
Certificate No. 285-S  
Docket No. 981265-SU

Dear Ms. Bayo:

Pursuant to the Order issued April 5, 1999, please find enclosed a copy of the recorded warranty deed for Hacienda Utilities, Ltd.

Please contact me if the documents are not sufficient or if you have any questions.

Very truly yours,

Gayle Benson  
Director of Finance

enclosure

cc: John Wharton (with enclosure)

RECEIVED  
DIVISION OF RECORDS AND REPORTING  
APR 28 1999

DOCUMENT NUMBER - DATE

05384 APR 28 1999

FPSC-RECORDS/REPORTING

Corporate Office:  
4340 East West Highway, Suite 206  
Bethesda, MD 20814  
Tel: 301-718-7997 Fax: 301-718-7901 Toll Free 800-284-2795  
divinv@aol.com

Gayle Benson - Director of Finance  
8220 Old Ranch Rd.  
Citrus Heights, CA 95610  
916-727-0017 Fax: 916-727-0461  
benson@qulchnet.com



*Copy DEAL*  
 Fidelity Title: Guor  
 2283 Lee Rd, Ste 101, Winter Park, FL  
 32789

THIS INSTRUMENT WAS PREPARED BY  
 AND SHOULD BE RETURNED TO:

Orlando L. Evora, Esquire  
 Greenberg Traurig, P.A.  
 111 N. Orange Avenue, Suite 2050  
 Orlando, Florida 32801

For Official Use Only



98122406  
 Rpt: 274236 Rec: 19.50  
 DS: 3600.00 TT: 0.00  
 10/08/98 *[Signature]* Dpty Clerk  
 JED PITTMAN, PASCO COUNTY CLERK  
 10/08/98 04:17pm 1 of 4  
 OR BK 4020 PG 316

*800,000*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 8 day of October, 1998, by HACIENDA VILLAGE UTILITIES, INC., a Florida corporation ("Grantor"), whose address is 6939 Hachem Drive, Port Richey, Florida 34668, to HACIENDA UTILITIES, LTD., a Florida limited partnership ("Grantee"), whose address is 4340 East West Highway, Suite 206, Bethesda, Maryland 20814:

[Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

**WITNESSETH:**

THE Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pasco County, Florida (the "Property"), as more particularly described as follows:

- See Exhibit "A" attached hereto and made a part hereof.
- Parcel Identification No. 10-26-16-0020-00500-0010
- Parcel Identification No. 03-26-16-0070-05900-0000

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, the Grantor does hereby covenant that, except for the title exceptions set forth on Exhibit "B" attached hereto and made a part hereof (provided, however, this reference shall not serve to reimpose the same), Grantor does fully warrant the title to the above described Property and will defend the same against the lawful claims, of all persons claiming by, through or under the Grantor, but against none other.

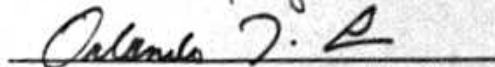
IN WITNESS WHEREOF, the Grantor aforesaid has set its hand as of the 24 day of October, 1998.

WITNESSES:

ASSIGNOR:

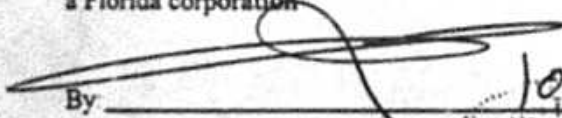


Print Name: Mary Virginia Bernard



Print Name: Orlando J. Rivera

HACIENDA VILLAGE UTILITIES, INC.,  
a Florida corporation



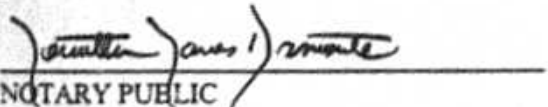
By Saleh Hachem, President

10-8-98



STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 24 day of October, 1998, by Saleh Hachem as President of HACIENDA VILLAGE UTILITIES, INC., a Florida corporation, on behalf of said corporation. He is personally known to me  or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



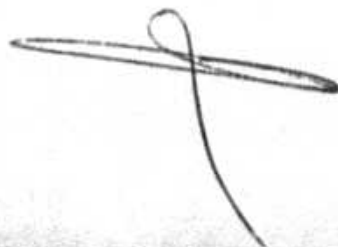
**EXHIBIT "A"****PARCEL 4:**

The West ½ of Tract 5, PORT RICHEY LAND COMPANY SUBDIVISION of Section 10, Township 26 South, Range 16 East, according to the Map or Plat thereof as recorded in Plat Book 1, Page 61, Public Records of Pasco County, Florida, subject to road right-of-way over the North 15 feet thereof per Plat recorded in Plat Book 1, Page 61, Public Records of Pasco County, Florida.

**PARCEL 5:**

A part of Tract 59 of PORT RICHEY LAND COMPANY SUBDIVISION of Section 3, Township 26 South, Range 16 East, as shown on the Plat recorded in Plat Book 1, Page 61, Public Records of Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast ¼ of Section 3, Township 26 South, Range 16 East and go South 00°31'10" West, 1650.90 feet, along the West boundary of said Southeast ¼; thence South 89°38'54" East, 664.77 feet to a Point on the North boundary of said Tract 59; thence South 00°26'03" West, 30.00 feet to the Point of Beginning; thence South 89°38'54" East, 190 feet, along a line 30.00 feet South of and parallel to the North boundary of said Tract 59; thence South 00°26'03" West, 320 feet, along a line 30.00 feet West of and parallel to the East boundary of Tract 59; thence North 89°38'54" West, 190 feet; thence North 00°26'03" East, 320 feet to the Point of Beginning.



**EXHIBIT "B"**

**EXCEPTIONS**

1. Taxes and assessments for the year 1998 and subsequent years, which are not yet due and payable.
2. Subject to Terms and Conditions of Right of Removal Agreement recorded in Official Records Book 3221, Page 1470, Public Records of Pasco County, Florida (as to all Parcels).
3. Subject to a 30-foot easement for public right-of-way along the Southerly boundary running East and West as set forth on the Plat of Port Richey Land Company Subdivision of Section 3, Township 26 South, Range 16 East, recorded in Plat Book 1, Page 61, Public Records of Pasco County, Florida (as to Parcels 1, 3, and 4).
4. Rights of adjoining landowners to Parcel 4 due to the fence not being located on the property lines of Parcel
5. Rights of tenants in possession as tenants only, under unrecorded leases.

