

719  
4

# THIS IS NOT A WARRANTY DEED

This WARRANTY DEED, Made this 28<sup>th</sup> day of March, 1988, is between A.K. FLORIDA PROPERTIES, N.V., a Netherlands Antilles corporation, as Grantor, and WEST COAST REGIONAL WATER SUPPLY AUTHORITY, an interlocal, governmental agency of the State of Florida, whose post office address is 2535 Landmark Drive, Clearwater, Florida 34621, as Grantee. (All references to the parties herein shall include their successors and assigns.)

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10), to it in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell to Grantee forever, the real property situated in Hillsborough County, Florida, legally described on Schedule A attached hereto and by this reference incorporated herein;

TO HAVE AND TO HOLD the above described property, with all improvements thereon, unto Grantee in fee simple forever;

AND Grantor does hereby covenant with Grantee that said described property is free from all liens and encumbrances except (a) property taxes accruing after this date, if any; (b) zoning and other governmental regulations; and (c) those easements, reservations, restrictions, and other matters of record set forth on Schedule B attached hereto and by this reference incorporated herein;

AND Grantor does hereby fully warrant the title to said land (said described property), and will defend the same against the lawful claims of all persons whomever.

EXECUTED the date first stated above in Salt Lake County, Utah.

Signed, Sealed, and Delivered  
in the presence of:

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

A.K. FLORIDA PROPERTIES, N.V.

[Signature]  
Jenny C. Kelly

By: [Signature]  
R. Todd Neilson,  
As Managing Director

Grantor

Documentary Tax Pd. \$ 64,370.85  
Intangible Tax Pd. \$ \_\_\_\_\_  
Richard Ake, Clerk Hillsborough County  
By: [Signature] Deputy Clerk

STATE OF UTAH )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 1988, by R. Todd Neilson, as Managing Director of A.K. FLORIDA PROPERTIES, N.V., a Netherlands Antilles corporation, on behalf of the corporation.

[Signature]  
Notary Public RESIDING IN SLC., UT.  
My Commission Expires: 10-2-89

This instrument prepared by and to be returned to:

Richard W. Reeves  
Lawson, McWhirter, Grandoff & Reeves, P.A.  
Post Office Box 3350  
Tampa, Florida 33601-3350

1988 APR - 1 PM 4: 10  
88068314

THIS IS NOT A

From A.K. Florida Properties, N.V.  
To West Coast Regional Water Supply Authority

That part of Section 1, Township 27 South, Range 22 East, West of Seaboard Coast Line Railroad Right of Way.  
 All of Section 2, Township 27 South, Range 22 East.  
 All of Section 3, Township 27 South, Range 22 East.  
 All of Section 4, Township 27 South, Range 22 East.  
 All of Section 8, Township 27 South, Range 22 East.  
 All of Section 9, Township 27 South, Range 22 East.  
 All of Section 10, Township 27 South, Range 22 East.  
 All of Section 11, Township 27 South, Range 22 East.  
 All of Section 16, Township 27 South, Range 22 East.  
 All of Section 17, Township 27 South, Range 22 East.  
 That part of Section 18, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad Right of Way, LESS that part of the East half of the Northwest quarter lying East of said Right of Way and South of Blackwater Creek AND LESS that part of the West quarter of the Southwest quarter of the Northeast quarter lying West of lateral drainage canal.  
 That part of Section 19, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad Right of Way.  
 All of Section 20, Township 27 South, Range 22 East.  
 All of Section 21, Township 27 South, Range 22 East.  
 All of Section 27, Township 27 South, Range 22 East.  
 All of Section 28, Township 27 South, Range 22 East.  
 the North three-fourths; the South half of the Southeast quarter; the East quarter of the Southeast quarter of the Southwest quarter; the West half of the Southeast quarter of the Southwest quarter; tract beginning 710.0 feet North of the Southeast corner of the Southwest quarter of the Southwest quarter, run thence North 610.0 feet, West 954.0 feet, South 610.0 feet, and East 954.0 feet to the Point of Beginning; the East three-fourths of the Southwest quarter of the Southwest quarter, LESS the South 503.0 feet of the North 1,113.0 feet of the East 954.0 feet thereof, AND LESS the South 207.0 feet of the West half of the East half of said Southwest quarter of the Southwest quarter of Section 29, Township 27 South, Range 22 East.  
 That part of the Northeast quarter of Section 30, Township 27 South, Range 22 East lying East of Seaboard Coast Line Railroad Right of Way AND that part of the North three-fourths of the Northeast quarter of the Southeast quarter of Section 30, Township 27 South, Range 22 East, East of Seaboard Coast Line Railroad Right of Way.  
 The Northeast quarter of the Northeast quarter; the East quarter of the Northwest quarter of the Northeast quarter; the West half of the Southwest quarter of the Northeast quarter; the Southeast quarter of the Southwest quarter of the Northeast quarter; the East half of the Northeast quarter of the Southwest quarter of the Northeast quarter; the East three-fourths of the Southeast quarter of the Northeast quarter; the Northeast quarter of the Northwest quarter, LESS that part of the South half thereof, West of the canal; AND the North half of the Northwest quarter of the Northwest quarter of Section 32, Township 27 South, Range 22 East.  
 Northeast quarter AND North half of the Northwest quarter of Section 33, Township 27 South, Range 22 East, LESS that part conveyed to State of Florida for State Road S-582 by Instrument recorded in Official Record 2419 on Page 374.  
 All of Section 34, Township 27 South, Range 22 East.  
 All of Section 35, Township 27 South, Range 22 East.  
 That part of Section 2, Township 28 South, Range 22 East, lying North of Knights-Griffin Road.  
 All the above lying and being in Hillsborough County, Florida.  
 Tracts 1, 2, 3, 4, 10B, 11, 12 to 18 inclusive, 20, 21, 22, 23A, 26C, 27, 28, 30 to 38 inclusive, 39A, 43 to 53 inclusive, 60 to 64 inclusive, AND that part of tracts 54 and 59 lying East of Seaboard Coast Line Railroad Right of Way of

CRYSTAL SPRINGS COLONY FARMS SUBDIVISION in Section 7, Township 27 South, Range 22 East, as per map or plat thereof recorded in Plat Book 9, on Page 12, in the Public Records of Hillsborough County, Florida.

LESS that part of Sections 4, 7, 8, & 9 in Township 27 South, Range 22 East, Hillsborough County, Florida, being further described as follows: Beginning at the Northwest corner of the aforementioned Section 4, run South 89°58'33" East along on the North boundary of said Section 4, 200.0 feet; thence South 0°23'01" East parallel to the West boundary of said Section 4, 6388.53 feet; thence South 89°45'21" West, parallel to the North boundary of the aforementioned Section 8, 4467.01 feet; thence South 9°02'53" West, 79.96 feet; thence North 69°44'42" West, 116.88 feet; thence North 72°28'03" West, 343.43 feet; thence North 70°58'55" West, 582.93 feet; thence North 80°38'30" West, 201.01 feet; thence North 88°56'06" West, 199.55 feet; thence North 89°53'30" West, 339.50 feet; thence North 87°39'33" West, 438.04 feet; thence South 79°20'18" West, 92.04 feet; thence South 70°38'45" West, 717.08 feet; thence South 85°11'55" West, 200.54; thence North 85°07'41" West, 321.84 feet; thence North 79°52'49" West, 821.33 feet; thence North 83°15'23" West, 540.72 feet; thence South 83°54'08" West, 405.67 feet; thence South 80°18'09" West; 220.74 feet; thence South 87°24'09" West, 20.16 feet to the Easterly Right of Way of CSX Transportation, Inc.; thence North 9°31'17" West along said Easterly Right of Way, 141.72 feet; thence South 89°54'16" East, 1747.45 feet; thence North 0°05'42" East, 653.55 feet to the North boundary of the aforementioned Section 7; thence South 89°24'51" East, along the North boundary of said Section 7, 2641.05 feet to the Northwest corner of said Section 8; thence North 89°45'21" East, along the North boundary of said Section 8, 5344.57 feet to the Southwest corner of said Section 4; thence North 0°23'01" West along the West boundary of said Section 4, 5429.11 feet to the Northwest corner of said Section 4 and the Point of Beginning.

Schedule A to Warranty Deed  
From A.K. Florida Properties, N.V.  
To West Coast Regional Water Supply Authority

THIS IS NOT A

1. Right to clean out, construct, and maintain a drainage ditch through the North half of the North half of Section 33, Township 27 South; Range 22 East, granted in instrument recorded on October 14, 1936 in Deed Book 1040 at Page 321.
2. Right to clean out, construct, and maintain a drainage ditch through Sections 16, 17, 18, 21, and 28, Township 27 South; Range 22 East, granted in instrument recorded on October 14, 1936 in Deed Book 1040 at Page 323.
3. Outfall ditch easement granted to the State of Florida by instrument filed December 9, 1940 in Deed Book 1161 at Page 7, which affects lands in Section 18, Township 27 South, Range 22 East.
4. Oil and mineral reservations granted to the State of Florida by that certain deed from the Trustees of the Internal Improvement Fund, dated May 13, 1947, filed June 25, 1947 in Deed Book 1438 at Page 440, which affects Tract 28 of CRYSTAL SPRINGS COLONY FARM SUBDIVISION.
5. Easement granted to Florida Power Corporation over, upon, and across the North half of the North half of Section 2, Township 28 South, Range 22 East, granted in instrument recorded on July 20, 1951 in Deed Book 1637 at Page 266.
6. Easement to Houston Texas Gas and Oil Corporation over, under, through, and across a portion of Section 2, Township 28 South, Range 22 East, granted in instrument recorded on January 29, 1959 in Official Records Book 218 at Page 178.
7. Easement and Right of Way to Seaboard Airline Railroad Company, granted in instrument recorded on June 26, 1962 in Official Records Book 958 at Page 730.
8. Easement to Florida Gas Transmission Company, granted in instrument recorded on June 25, 1965 in Official Records Book 1468 at Page 485.
9. Easement to Tampa Electric Company over and across a portion of Section 2, Township 28 South, Range 22 East and Section 35, Township 27 South, Range 22 East, granted by instrument recorded on February 26, 1971 in Official Records Book 2278 at Page 72.
10. Easement to Tampa Electric Company over and across a portion of Sections 19 and 20, Township 27 South, Range 22 East, granted by instrument recorded on March 8, 1974 Official Records Book 2847 at Page 366.
11. Agreement by and between Ideal Farms Drainage District and J.L. Cone, et al., filed October 20, 1926 in Deed Book 707 at Page 147.
12. Tampa Electric Company power line extending east from State Road 39 through Sections 7, 8, and 9, Township 27 South, Range 22 East, for which there is no recorded easement.
13. Rights of the public and Hillsborough County, Florida in the streets of CRYSTAL SPRINGS COLONY FARMS SUBDIVISION in Section 7, Township 27 South, Range 22 East, lying East of S. C. L. Railroad right of way as per map recorded in Plat Book 9 at Page 12.
14. Subject that certain unrecorded Real Estate Access Agreement entered into on June 26, 1987 by and between A.K. FLORIDA PROPERTIES, N.V. and CENTRAL PHOSPHATES, INC. as amended by that certain First Amendment to Real Estate Access Agreement entered into by and between said parties on August 6, 1987.
15. Riparian and littoral rights are not warranted.
16. Title to the beds or bottoms of lakes, rivers, or other bodies of water located on or within the property are not warranted.

Schedule B to Warranty Deed  
From A. K. Florida Properties, N.V.  
To West Coast Regional Water Supply Authority