

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 02 2007 JP/LH

This instrument was prepared by
and after recording should be
returned to:
Robert D. Guthrie, Esquire
Orange County Attorney's Office
P.O. Box 1393
Orlando, FL 32801

RESOLUTION
of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding
**REPUDIATION OF ANY INTEREST IN
TAX PARCEL ID #12-22-27-6496-27-004**

Resolution No. 2007- M-54

WHEREAS, through Resolution No. 86-M-44, Orange County has adopted a procedure for accepting conveyances of real property to the County whereby no conveyance of real property shall be deemed accepted by the County unless formally accepted by the Board of County Commissioners of Orange County at a public meeting; and

WHEREAS, on or about the 18th day of November, 2003, Windtree Lane, LLC purportedly conveyed a parcel of real property bearing Tax Parcel ID # 12-22-27-6496-27-004, more particularly described at **Exhibit "A"**, attached hereto (the "Property") to Orange County, Florida, by recording a deed without the knowledge of Orange County, its governing board, or its staff. Said deed was never delivered to or accepted by Orange County, and was simply recorded in the Public Records of Orange County at Official Records Book 07198, Page 3789; and

WHEREAS, Orange County staff learned of the deed after receipt of a bill for storm water utility fees levied against the Property from the City of Winter Garden, where the Property apparently is located; and

WHEREAS, the purported conveyance of the Property occurred without presentation to the Board of County Commissioners of Orange County in accordance with Resolution No. 86-M-44 and without compliance with the laws of Florida regarding acceptance of a deed by a grantee.

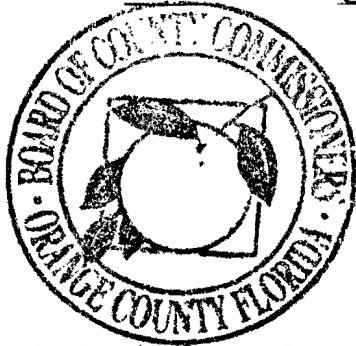
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. The foregoing premises are incorporated herein and are found to be fair and accurate statements as to whether or not the Property was properly accepted by the governing board of Orange County, Florida.

Section 2. This Board declares that public ownership of the Property would serve no valid County public purpose. Therefore, because the deed to the Property was never delivered to Orange County or legally accepted by the Board of County Commissioners of Orange County, as required by County regulations, the Board of County Commissioners hereby denies, repudiates and disclaims any interest purportedly conveyed to the County by the foregoing deed.

Section 3. A copy of this Resolution shall be sent to the Property Appraiser of Orange County for the records of that Office, and a copy of this Resolution shall be recorded in the Official Records of Orange County. Should Orange County ever accept conveyance of the Property, the Board of County Commissioners of Orange County will authorize the recording of a Resolution reflecting any such future acceptance. Absent such a future Resolution accepting conveyance of the Property, no party should rely on any purported conveyance of said property to Orange County.

ADOPTED THIS 2nd DAY OF October 2007.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Richard T. Crotty*
Richard T. Crotty
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

By: *[Signature]*
Deputy Clerk



PREPARED BY & RETURN TO:
William N. Asma, ESQUIRE
WILLIAM N. ASMA, P.A.
884 South Dillard St.
Winter Garden, FL 34787

INSTR 20030669257
OR BK 07198 PG 3789
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
11/18/2003 10:53:29 AM
DEED DOC TAX 0.70
REC FEE 15.00

Exhibit "A"

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED executed this 10 day of November, 2003

BY: **WINDTREE LANE, LLC**, a limited liability corporation, whose address is 884 S. Dillard Street, Winter Garden, FL hereinafter referred to as the Grantor.

TO: **ORANGE COUNTY**, a political subdivision, whose address is 201 South Rosalind Avenue, 5th Floor, Orlando, FL 32801, hereinafter referred to as the Grantee.

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, and for good and other valuable consideration the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in Orange County, Florida, to-wit:

See Attached Exhibit "A"

This is not the homestead property of the Grantor.

THE PROPERTY CONVEYED HEREIN IS A PUBLIC ROAD

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE
HEREIN, WITH NO TITLE WORK OR TITLE OPINION BEING RENDERED BY THE LAW
FIRM OF WILLIAM N. ASMA, PA.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be
executed in his name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Windtree Lane, LLC

Elizabeth Millan
Witness: Elizabeth Millan

By: WJ

Mary Beth Asma
Witness: Mary Beth Asma

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me this 10th day of November, 2003
by William N. Asma, President, of Windtree Lane, LLC, who is
personally known to me or who produced _____ as identification.

Elizabeth Millan
Notary Public
Name Elizabeth Millan
My Commission Expires:


 Elizabeth Millan
My Commission DD157827
Expires October 13, 2008

Exhibit A

From the NE corner of section 26 T 22 S, R 27 E,
run S 89° 54' 20" W along the N line of said
section 1110.00 feet, thence S 00° 32' 17" E 75.00
feet to the S right of way of State Road 50, thence
S 89° 54' 20" W along said right of way 664.02 feet
to the point of beginning; run thence S 00° 32' 17"
E 339.77 feet to the P.C. of a curve concave to the
E and having a radius of 135.57 feet, thence
southerly along the arc of said curve through a
central angle of 31° 54' 00" to a point that is
S 89° 54' 20" W 180.56 feet of a point which is
400 feet S 00° 32' 17" E of the S right of way of
State Road 50, thence N 89° 54' 20" E 180.56 feet
thence S 00° 32' 17" E 196.91 feet thence N 89°
54' 20" E 439.25 feet thence S 00° 32' 17" E
650.06 feet thence S 89° 46' 14" W 783.97 feet
thence N 14° 15' 50" W 432.20 feet thence N 14°
12' 31" W 394.65 feet thence N 00° 11' 49" W 47.00
feet thence N 89° 54' 20" E 294.90 feet to a point
on a curve concave to the E having a radius of
195.57 feet thence from a tangent bearing of N 18°
21' 45" W run northerly along the arc of said curve
60.85 feet through a central angle of 17° 49' 28",
thence N 00° 32' 17" W 340.23 feet to the south
right of way of State Road 50, thence N 89° 54' 20"
E along said right of way 60.00 feet to the point of
beginning.