



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 02 2014 CA5/KH

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** November 13, 2014

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Acting Manager *AC*  
Real Estate Management Division

**FROM:** Monica L. Hand, Senior Title Examiner *MH*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Acting Manager

**DIVISION:** Real Estate Management  
Phone: 836-7082

**ACTION REQUESTED:** APPROVAL OF GENERAL WARRANTY DEED FROM SSP I, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

**PROJECT:** Village F (Seidel Road) RAC  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road widening improvements as a requirement of a road network agreement.

**ITEMS:** General Warranty Deed  
Cost: \$9,900 (Impact Fee Credits)  
Size: 19,284 square feet

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:**

The Board of County Commissioners approved the Village F Horizon West (Seidel Road) Road Network Agreement (Agreement) on June 18, 2013. This transaction is in accordance with the requirements contained in said Agreement.

Grantor to pay all closing costs and prorated taxes.

**A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.**

APPROVED

BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

This document prepared by  
and return to:

DEC 02 2014 CAS/KH

Allison E. Turnbull, Esq.  
Holland & Knight LLP  
200 S. Orange Avenue, Suite 2600  
Orlando, Florida 32801 (407) 244-1125

Tax Parcel Number: 33-23-27-0000-00-006

**GENERAL WARRANTY DEED**  
(APF Right-of-Way)

**THIS GENERAL WARRANTY DEED** is made as of this 7<sup>th</sup> day of October, 2014, by SSP I, LLC, a Florida limited liability company, whose address is P.O. Box 993, Orlando, Florida 32802 (the "Grantor"), to ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is c/o Orange County Administrator, P.O. Box 1393, Orlando, Florida 32802 (the "Grantee").

(Whenever 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)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Orange County, Florida, being more particularly described as follows:

See **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH all of Grantor's interest in and to all licenses, approvals, tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property.

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

AND the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free and clear of all encumbrances except for those matters described on **Exhibit "B"** attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

SSP I, LLC, a Florida limited liability company

Mur  
Print Name: Barton Morrison

By: Thomas J. Karr, Jr.  
THOMAS J. KARR, JR.  
President

Mandy Lantigua  
Print Name: Mandy Lantigua

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2014 by THOMAS J. KARR, JR., as President of SSP I, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me or  has produced FL Driver License as identification:

Wanda G. Sherrouse  
Print Name: Wanda G. Sherrouse  
Notary Public, State of Florida  
My commission expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_



**EXHIBIT "A"**

*[see attached two (2) page instrument]*

**SKETCH OF DESCRIPTION**

SHEET 1 OF 2

**LEGAL DESCRIPTION ( 10.00' APF Right-of-way ):**

A parcel of land lying in Section 33, Township 23 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of aforesaid Section 33; thence run South 89°49'13" West along the East / West centerline of said Section 33 for a distance of 5250.40 feet; thence departing said East / West centerline run South 00°13'49" West for a distance of 720.02 feet to the POINT OF BEGINNING; thence run South 00°13'49" West 1928.43 feet to a point on the South line of the Southwest 1/4 of said Section 33; thence run South 89°40'37" West along said South line for a distance of 10.00 feet to a point on the Easterly line of a 30.00 foot wide right-of-way parcel per Official Records Book 297, Page 537 of the Public Records of Orange County, Florida; thence departing said South line run North 00°13'49" East along said Easterly right-of-way line for a distance of 1928.46 feet; thence departing said Easterly right-of-way line run North 89°49'13" East for a distance of 10.00 feet to aforesaid POINT OF BEGINNING.

Contains 19,284 square feet, 0.44 acres more or less.



**SURVEYOR'S NOTES:**

THIS IS NOT A SURVEY  
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
BEARINGS SHOWN HEREON ARE BASED ON THE EAST / WEST CENTERLINE OF SECTION 33-23-27 BEING AN ASSUMED BEARING OF S89°49'13"W.

5K27

JOB NO. 20120179  
DATE: 5-15-14  
SCALE: 1" = 400 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: EGT

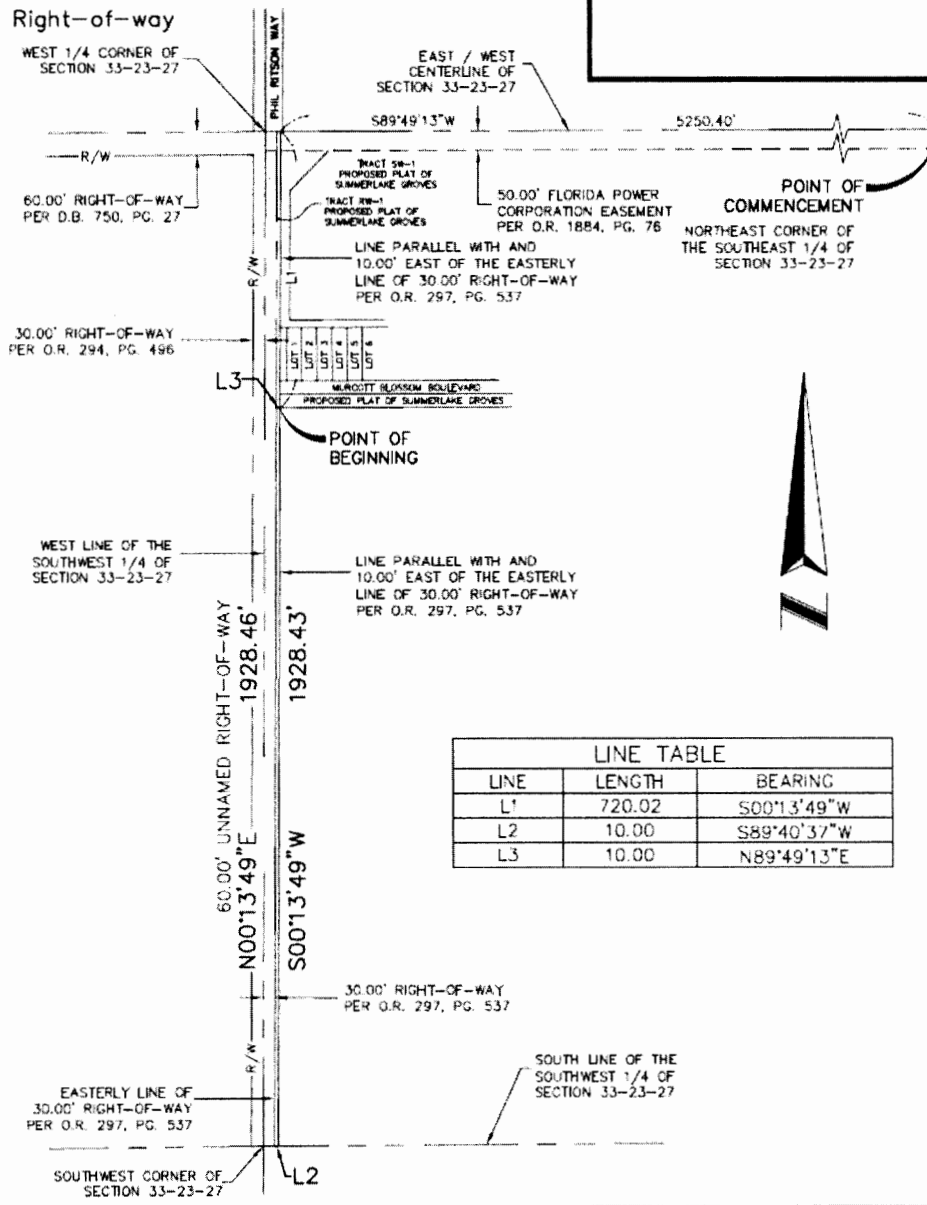
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

# SKETCH OF DESCRIPTION

SHEET 2 OF 2

10.00' APF Right-of-way



LINE TABLE		
LINE	LENGTH	BEARING
L1	720.02	S00°13'49\"W
L2	10.00	S89°40'37\"W
L3	10.00	N89°49'13\"E

**ALLEN & COMPANY**  
Professional Surveyors & Planners

16 East Plant Street  
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK27

JOB NO. 20120179	CALCULATED BY: JLR
DATE: 5-15-14	DRAWN BY: PJR
SCALE: 1" = 400 FEET	CHECKED BY: EGT
FIELD BY: N/A	

## EXHIBIT "B"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
9. Capacity Enhancement Agreement (#06-011-01 Village F Participant) by and between The School Board of Orange County, Florida, SSP1, LLC and Schools Financing Statement Consortium, LLC recorded January 17, 2008 in Book 9067, Page 4452.
10. Village F Master PD Adequate Public Facilities and Impact Fee Credit Agreement (SSP I, LLC) with Orange County recorded September 18, 2009 in Book 9936, Page 3349.
11. Horizon West Village F Escrow and Cooperation Agreement dated July 16, 2007; First Amendment dated April 15, 2008; Second Amendment dated February 19, 2009; Third Amendment dated July 16, 2009; Fourth Amendment dated October 5, 2009; and Memorandum of Agreement (Memorandum of Amendment) with Shutts & Bowen LLP (Escrow Agent) recorded January 14, 2010 in Book 9988, Page 1592.
12. Assignment of Transfer of Development Rights, Adequate Public Facilities Credits and Escrow & Cooperation Agreement by SSP I, LLC in favor of Magnolia Estates, Inc. recorded February 15, 2012 in Book 10333, Page 660.
13. Assignment of Permits and Approvals by Magnolia Estates, Inc. in favor of Magnolia Estates, LLC recorded February 15, 2012 in Book 10333, Page 685.

14. South Florida Water Management District Notice of Environmental or Surface Water Management Permit recorded June 1, 2012 in Book 10386, Page 80.
15. Village F Horizon West (Seidel Road) Road Network Agreement recorded June 26, 2013 in Book 10591, Page 5123.
16. Acknowledgement of Contiguous Sustainable Agricultural and, Pursuant to Section 163.3163, Florida Statutes recorded August 5, 2013 in Book 10613, Page 4999.
17. Amended and Restated Development Agreement and Grant of Easements recorded August 26, 2013 in Book 10625, Page 794.
18. Amended and Restated Partial Assignment of Owner's Capacity Credits under Capacity Enhancement Agreement (CEA #06-011-11 Village F Participant) in favor of SSP I, LLC recorded October 10, 2013 in Book 10648, Page 5411; and Partial Assignment of Owner's Capacity Credits under Capacity Enhancement Agreement (#06-011-11 Village F Participant) recorded October 10, 2013 in Book 10648, Page 5419. (RE Book 9279, Page 3636.)
19. School Mitigation Agreement for Capacity Enhancement School Board Application Number-OC-13-022, Project Name: Village F/Magnolia Additional Units by and between The School Board of Orange County, Florida and SSP1, LLC recorded December 4, 2013 in Book 10672, Page 5544.
20. Memorandum of Agreement with Shutts & Bowen LLP (Escrow Agent) recorded December 5, 2013 in Book 10673, Page 1066.
21. Recorded Notice of Environmental Resource Permit recorded April 7, 2014 in Book 10727, Page 2690.
22. Development Agreement and Grant of Easements recorded April 30, 2014 in Book 10737, Page 9214.