

95 OCT 25 PM 3:13

Documentary Tax Pd. \$ 350.00 ..
Intangible Tax Pd. \$ -0-
E. D. "Bud" Dixon, Clerk, Polk Co.
By: [Signature] Deputy Clerk

E. D. "BUD" DIXON, CLERK OF COURTS			
10/23/96	10:50	456	
1813D	4879		\$17.00
08139	4880		\$2.50
00951	4881		\$350.00
TOTAL			\$369.50
CHECK#	001325		\$369.50

This instrument prepared by:
CHARLES R. CHILTON
SHARIT, BUNN, CHILTON, HOLDEN & STAMBAUGH, P.A.
99 Sixth Street, S.W.
Winter Haven, Florida 33880

WARRANTY DEED

THIS INDENTURE made this 14 day of October, 1996, between INDIAN LAKE UTILITIES, INC., a Florida not for profit corporation, party of the first part, and ILE UTILITIES, INC., a Florida corporation, whose mailing address is 95 Red Grange Boulevard, Indian Lake Estates, Florida 33855, party of the second part.

WITNESSETH, that the said party of the first part for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted to the said party of the second part, its heirs and assigns forever, the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"
FOR LEGAL DESCRIPTION OF PROPERTY

TAX IDENTIFICATION NUMBER OF ILE UTILITIES, INC.: _____
PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 053130 994000 009013

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.

350.00

AND THE said party of the first part does hereby fully warrant title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

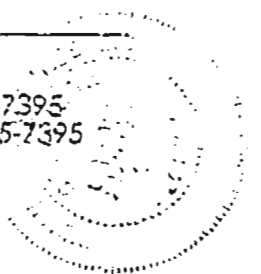
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

[Signature]
CHARLES R. CHILTON
(printed name of witness)
[Signature]
PATRICIA A. SORENSON
(printed name of witness)

INDIAN LAKE UTILITIES, INC.,
a Florida not for profit corporation
BY: [Signature]
JAMES P. WOLF, President

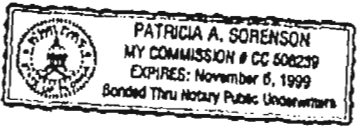
Address: Post Office Box 7395
Indian Lake Estates, FL 33855-7395



STATE OF FLORIDA
COUNTY OF POLK

Acknowledged and subscribed before me by JAMES P. WOLF, who is President of INDIAN LAKE UTILITIES, INC., a Florida not for profit corporation, on behalf of the corporation on this 14 day of October, 1996.

[Signature]
NOTARY PUBLIC:
Commission Number: _____
Commission Expiration Date: _____
Personally known _____
OR Produced Identification _____
Type of Identification Produced _____



MJM
AR. WH
AID

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EXHIBIT "A"

Beginning at a point 218 feet South of the Southeast right of way of Limonia Drive and Japonica Avenue, of Unit 13, Block 359, of INDIAN LAKE ESTATES; thence East 320 feet, thence South 70 feet, thence West 320 feet, thence North 70 feet to the Point of Beginning, as recorded in Plat Book 40, page 20, public records of Polk County, Florida.

AND

From the Westerly corner of Lot 24, Block 325, INDIAN LAKE ESTATES, run thence South 45° 49' 25" West, 70.00 feet; thence South 44° 10' 35" East, 514.66 feet to a Point of Beginning. From this Point of Beginning run thence North 44° 10' 35" West, 514.66 feet, thence South 45° 49' 25" West, 106.63 feet; thence South 1122.60 feet; thence Northeasterly along the arc of a curve concave to the Southeast and having a radius of 2097.09 feet, 943.12 feet to the Point of Beginning; said tract being the "Park" designated in Block 325, Unit No. 10, Indian Lake Estates as recorded in Plat Book 40, at Page 14 of the public records of Polk County, Florida.

UTILITY EASEMENTS

Exclusive easements and the sole rights for the installation, maintenance and replacement of water and sewage lines and related apparatus and equipment over, under and across any numbered, platted lots in Indian Lake Estates Subdivision, Polk County, Florida; provided that any of said water and sewage lines and related apparatus and equipment shall be located within and under the utility easement located within ten (10) feet from and adjacent to any lot line of said platted lots, more fully described as follows:

- a. An Assignment and Conveyance given by Indian Lake Development, Inc. to Consolidated Utility Services, Inc. dated February 27, 1973 as recorded in Official Records Book 1540, page 1089 on June 28, 1973.
- b. An Assignment and Conveyance given by Lakesite Properties, Inc. to Consolidated Utility Services, Inc. dated February 23, 1973 as recorded in Official Records Book 1540, page 1094 on June 28, 1973.
- c. An Assignment and Conveyance given by Indian Lake Properties Inc. to Consolidated Utility Services, Inc. dated February 27, 1973 as recorded in Official Records Book 1540, page 1099 on June 28, 1973.

REAL PROPERTY

PARCEL A

Lot 14 in Block 325 of Indian Lake Estates, Unit #10, as shown by map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 40, page 14.

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PARCEL B

BEING all of from the Northeast corner of Lot 24, Block 350, INDIAN LAKE ESTATES, run thence East 190.00 feet to a Point of Beginning, said Point of Beginning being the point of intersection of an Easterly projection of the South right-of-way of Gaillardia Drive with the East right-of-way line of a 70 foot parkway on the East side of DeSota Avenue. From this Point of Beginning, run thence North, 323.00 feet to the P. C. of a curve, thence Northeasterly along the arc of said curve (concave to the Southeast, having a radius of 160.00 feet and a chord bearing and distance of North 45° East 226.27 feet) a distance of 251.33 feet to the P. R. O. of a second curve; thence Northeasterly along the arc of said curve (concave to the Northwest, having a radius of 551.52 feet and a chord bearing and distance of North 66° 07' 28" East, 446.46 feet) a distance of 459.33 feet to the Southwesterly right-of-way line of St. Augustine Drive; thence South 60° 00' 15" East, 230.56 feet; thence South 29° 59' 45" West 632.99 feet; thence West 450.84 feet to the Point of Beginning, all lying in the Northerly portion of the "Recreation Area" designated on Unit No. 12, Indian Lake Estates as recorded in Plat Book 40, page 19, public records of Polk County, Florida.

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PARCEL C

BEGINNING at a point on the South right-of-way line of Althea Drive, said point being 300 feet East of the centerline of Lake View Drive; thence South 1320 feet; thence West 1320 feet; thence North 1320 feet; thence East 1320 feet to the Point of Beginning. All lying in Indian Lake Estates, Unit #16, as recorded in Plat Book 40, page 49, public records of Polk County, Florida, and

A strip of land 40 feet in width lying 20 feet to each side of a centerline. Beginning at the Southwest corner of site heretofore described, run thence South to the right-of-way of Florida State Road No. 630.

Site of Lift Station #2

Beginning at the Northwest corner of Lot 12, Block 197, Unit #5, Indian Lake Estates, as recorded in Plat Book 39, page 31, of the public records of Polk County, Florida, thence East 120 feet; North 70 feet; West 120 feet; and South 70 feet to the Point of Beginning.

Site of Lift Station #3

Beginning at the Northwest corner of Lot 12, Block 191, Unit #5, Indian Lake Estates, as recorded in Plat Book 39, page 31, of the public records of Polk County, Florida, thence East 120 feet; North 70 feet; West 120 feet; and South 70 feet to the Point of Beginning.

Site of Lift Station #4

Beginning at the Northwest corner of Lot 12, Block 90, Unit #2, Indian Lake Estates, as recorded in Plat Book 39, page 14, of the public records of Polk County, Florida, thence East 120 feet; North 70 feet; West 120 feet; and South 70 feet to the Point of Beginning.

Site of Lift Station #7

Beginning at the Northwest corner of Lot 12, Block 223, Unit #6 (Revised), Indian Lake Estates, as recorded in Plat Book 40, page 41, of the public records of Polk County, Florida, thence East 120 feet; North 70 feet; West 120 feet; and South 70 feet to the Point of Beginning.

Site of Lift Station #8

Beginning at a point which bears North 40 feet from the Northwest corner of Lot 7, Block 255, Unit #7, Indian Lake Estates, as recorded in Plat Book 39, page 46, of the public records of Polk County, Florida, thence East 120 feet; North 70 feet; West 120 feet; and South 70 feet to the Point of Beginning.

Site of Lift Station #9

Beginning at a point which bears North 66 feet from the Northwest corner of Lot 17, Block 266, Unit #7, Indian Lake Estates, as recorded in Plat Book 39, page 46, of the public records of Polk County, Florida, thence East 150 feet; North 67 feet; West 150 feet; and South 67 feet to the Point of Beginning.

Site of Lift Station #10

Beginning at a point which bears East 70 feet from the Northwest corner of Lot 1, Block 420, Unit #16, Indian Lake Estates, as recorded in Plat Book 40, page 49, of the public records of Polk County, Florida, thence East 70 feet; South 70 feet; West 70 feet and North 70 feet to the Point of Beginning.

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