



THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Jo Thacker, Esq.
BROAD AND CASSEL
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

CFN 2014049508
Bk 4593 Pgs 760-767 (8 Pgs)
DATE: 04/09/2014 09:01:00 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES \$49.50
DEED DOC \$92,750.00
EXTRA NAMES \$5.00

TAX PARCEL ID. NOS.: R332630-000000100000; R332630-000000200000; R332630-495000010010; R332630-495000010020; R332630-495000010490; R342630-000000200000; R342630-495000010080; R342630-495000010070; R272630-495000011210; R282630-495000011130; and R282630-495000011160.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of March 31, 2014, by LAWRENCE EDWARD WHALEY and NANCY ELIZABETH WHALEY HANBERY n/k/a NANCY ELIZABETH WHALEY JEWELL, both Individually, and as Co-Personal Representatives, and as Co-Trustees of the Fiduciary Trust referenced in Article V of the Last Will and Testament of the ESTATE OF A. E. WHALEY, DECEASED (hereinafter referred to as the "Grantors"), whose address is c/o Broad and Cassel, 390 North Orange Avenue, Suite 1400, Orlando, Florida 32801, to FONTANA LAKES, LLC, a Florida limited liability company (hereinafter called the "Grantee") whose address is 401 Ferguson Drive, Orlando, Florida 32805.

WITNESSETH: THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alienate, remise, release, and transfer unto Grantee, all of that certain land lying and being in the County of Osceola, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference (hereinafter referred to as the "Property").

TOGETHER with (a) all buildings, structures, and improvements thereto or thereon, if any (the "Improvements"); and (b) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith and/or any of the Improvements (if any), including, without limitation, all (i) air rights, water rights and water stock, together with the right to and benefit of all utility rights, permits, and agreements and other similar matters that are useful, necessary, or beneficial to the ownership, development, use, or occupancy thereof, if any, and to the extent assignable or transferrable, and to the extent such matters relate to any or all of the Property, (ii) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from the Property.

GRANTORS hereby warrant that the property is not now and has never been their homestead property, nor is it contiguous to their homestead property, nor does it constitute the homestead property of any of their relations.

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

FURTHER, Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to sell and convey the Property, and hereby fully warrants the title to the Property and will defend the same against the claims of all persons claiming by, through or under Grantor, but against none other; and that the Property is free and clear of all encumbrances except: those matters appearing on Exhibit "B" attached hereto and by this reference made a part hereof, provided, however, that this reference shall not act to reimpose same.

[Signature to follow.]

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

Signed, sealed and delivered
in the presence of:

Jo O Thacker
Print Name: Jo O Thacker

Lynn C Dean
Print Name: Lynn C Dean

THE FIDUCIARY TRUST REFERENCED
IN ARTICLE V OF THE LAST WILL AND
TESTAMENT OF THE ESTATE OF A. E.
WHALEY, DECEASED

By: Lawrence Edward Whaley
Lawrence Edward Whaley, Individually
and as Co-Personal Representative and
Co-Trustee

Jo O Thacker
Print Name: Jo O Thacker

Lynn C Dean
Print Name: Lynn C Dean

By: Nancy Elizabeth Whaley Jewell
Nancy Elizabeth Whaley Hanbery n/k/a
Nancy Elizabeth Whaley Jewell,
Individually and as Co-Personal
Representative and Co-Trustee

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31st day of March,
2014, by LAWRENCE EDWARD WHALEY, Individually, and as Co-Personal Representative
and Co-Trustee of the Fiduciary Trust Referenced In Article V Of The Last Will And
Testament Of The Estate Of A. E. Whaley, Deceased. He [☒] is personally known to me, or [☐]
produced _____ as identification.



LYNN C. DEAN
MY COMMISSION # EE 051343
EXPIRES: February 24, 2015
Bonded Thru Budget Notary Services

Lynn C. Dean
Notary Public
Print Name: Lynn C. Dean
Commission No.: _____
My Commission Expires: _____

{Affix Notary Seal}

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31st day of March, 2014, by NANCY ELIZABETH WHALEY HANBERY n/k/a NANCY ELIZABETH WHALEY JEWELL, Individually and as Co-Personal Representative and Co-Trustee of the Fiduciary Trust Referenced In Article V Of The Last Will And Testament Of The Estate Of A. E. Whaley, Deceased. She ☒ is personally known to me, or ☐ produced _____ as identification.



LYNN C. DEAN
MY COMMISSION # EE 051343
EXPIRES: February 24, 2015
Bonded Thru Budget Notary Services

[Signature]
Notary Public
Print Name: Lynn C. Dean
Commission No.: _____
My Commission Expires: _____

{Affix Notary Seal}

EXHIBIT "A" TO DEED

LEGAL DESCRIPTION OF PROPERTY

Lots 121 and 122 and that portion of Lots 119 and 123, lying westerly of Florida's Turnpike, *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27*, according to the plat thereof, as recorded in Plat Book B, Page 14; AND Lots 113 through 119 and Lots 122 through 128, *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28*, according to the plat thereof, as recorded in Plat Book B, Page 15; AND Lots 1 through 5, Lots 8 through 17, Lots 20 through 29, Lots 32 through 41, Lots 44 through 55, Lots 58 through 71, Lots 74 through 80 and a portion of Lots 72 and 73, *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 33*, according to the plat thereof, as recorded in Plat Book B, Page 17; AND Lots 7 through 10, Lots 23 through 26, Lots 39 through 42, Lots 55 through 58, Lots 71 through 74, Lots 87 through 90 and that portion of Lots 6, 11, 22, 27, 38, 43, 54, 59, 70, 75, 86, 91, 102, 107, 118, 123 and 124, lying westerly of Florida's Turnpike, *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 34*, according to the plat thereof, as recorded in Plat Book B, Page 18, all being of the Public Records of Osceola County, Florida; AND the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 26 South, Range 30 East; AND that part of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 26 South, Range 30 East, lying northeasterly of Friar's Cove Road; LESS right-of-way for Friar's Cove Road and LESS right-of-way as shown on the aforesaid plats of *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION*; all lying in Sections 27, 28, 33 and 34, Township 26 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of said Lot 119 of said *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28*; thence run S 89°41'20" E, along the north line of said Lot 119 and the easterly extension thereof, a distance of 1980.71 feet to a point on the west line of the Southeast 1/4 of said Section 28; thence run S 89°19'13" E, a distance of 17.50 feet to the northwest corner of said Lot 116; thence continue S 89°19'13" E, along the north line of said Lot 116 and the easterly extension thereof, a distance of 2597.77 feet to a point on the east line of said Lot 113; thence run S 00°05'51" W, along said east line, a distance of 332.65 feet to a point on the south line of said Lot 113; thence run S 89°16'02" E, along the easterly extension of the south line of said Lot 113, a distance of 20.00 feet to a point on the west line of the Southwest 1/4 of said Section 27; thence run S 89°37'55" E, a distance of 20.00 feet to the northwest corner of said Lot 121 of said *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27*; thence continue S 89°37'55" E, along the north line of said Lot 121, a distance of 645.86 feet to a point on the west line of said Lot 119 of said *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27*; thence run N 00°02'59" E, along said west line, a distance of 332.37 feet to a point on the north line of said Lot 119; thence run S 89°36'23" E, along said north line, a distance of 618.45 feet to a point on the westerly limited access right-of-way line of Florida's Turnpike; thence run S 07°19'00" E, along said westerly limited access right-of-way line, a distance of 5868.32 feet to a point on the northeasterly right-of-way line of Friar's Cove Road, as shown and described on Florida State Turnpike Authority Right Of Way Map Station 4389+39.07 to Station 4443+03.50, Osceola County, Florida; thence northwesterly, along said northeasterly right-of-way line, the following courses and distances; run S 89°59'03" W, a distance of 113.53 feet to a point of curvature of a curve, concave northeasterly, having a radius of 1070.92 feet and a central angle of 23°44'04"; thence run northwesterly, along the arc of said curve, a distance of 443.62 feet to a point; thence run S 23°43'07" W, a distance of 30.00 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 1100.92 feet and a central angle of 21°15'56"; thence on a chord bearing of N 55°38'55" W, run 408.61 feet along the arc of said curve to the point of tangency thereof; thence run N 45°00'57" W, a distance of 951.16 feet to a point of curvature of a curve, concave southwesterly, having a radius of 1190.92 feet and a central angle of 45°00'00"; thence run northwesterly, along the arc of said curve, a distance of 935.35 feet to the point of tangency thereof; thence run S 89°59'03" W, a distance of 73.53 feet; thence run S 00°00'57" E, a distance of 16.46 feet to a point on the north right-of-way line of said Friar's Cove Road, as described and recorded in Deed Book 163, Page 407, Public Records of Osceola County, Florida; thence run S 89°51'04" W, along said north right-of-way line, a distance of 2826.17 feet to a point on the east line of Lot 75, *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 33*; thence run S 00°17'28" E, along said east line, a distance of 50.00 feet to a point on the south line of said Lot 75; thence run S 89°51'04" W, along the south line of

said Lot 75 and the westerly extension thereof, a distance of 1319.79 feet to a point on the west line of said Lot 74; thence run N 00°16'57" W, along the west line of said Lot 74, a distance of 327.03 feet; thence run S 63°05'39" W, a distance of 88.16 feet; thence run N 00°16'57" W, a distance of 162.82 feet; thence run N 41°03'55" E, a distance of 119.30 feet to a point on the west line of said Lot 71, *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 33*; thence run N 00°16'57" W, along the west line of said Lot 71 and the northerly extension thereof, a distance of 784.23 feet to a point on the south line of the Northwest 1/4 of said Section 33; thence run N 00°19'18" W, a distance of 17.50 feet to the southwest corner of said Lot 44; thence continue N 00°19'18" W, along the west line of said Lot 44 and the northerly extension thereof, a distance of 2632.86 feet to a point on the south line of the Southwest 1/4 of said Section 28; thence run N 00°02'46" E, a distance of 20.00 feet to the southwest corner of said Lot 122, *THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28* ; thence continue N 00°02'46" E, along the west line of said Lot 122 and the northerly extension thereof, a distance of 641.02 feet to the **POINT OF BEGINNING**.

Subject to existing platted right-of-ways.

EXHIBIT "B" TO DEED

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2014, which are not yet due and payable.
2. Easement in favor of Florida Power Corporation recorded March 15, 1961, in Official Records Book 73, Page 56, Public Records of Osceola County, Florida.
3. Access, Drainage and Maintenance Easement recorded February 1, 1999, in Official Records Book Book 1572, Page 2970, Public Records of Osceola County, Florida.

4817-3643-7017, v. 1