

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$256.50
2007010088 BK: 2097 PG: 1277
02/16/2007 04:24 PM 30 PGS
AHOLMES, DC Receipt #005835



Prepared by and return to:
Brian P. Armstrong, Esq.
Nabors, Giblin & Nickerson, P.A.
1500 Mahan Drive, Suite 200
Tallahassee, Florida 32308
(850) 224-4070

***Note to Examiner:** This instrument is exempt from the Florida documentary stamp tax on deeds as a conveyance between governmental agencies. See Rule 12B-4.014(10), Florida Administrative Code; Rule 12B-4.002(4)(a), Florida Administrative Code; Section 163.01(4), Florida Statutes (2005).*

SPECIAL WARRANTY DEED
(Citrus)

THIS SPECIAL WARRANTY DEED effective this 15th day of February, 2007, by **FLORIDA GOVERNMENTAL UTILITY AUTHORITY**, a legal entity and public body created by Interlocal Agreement pursuant to Section 163.01(7)(g), Florida Statutes, whose address is c/o Government Services Group, Inc., 1500 Mahan Drive, Suite 250, Tallahassee, Florida 32308, hereinafter called "**Grantor**," to **CITRUS COUNTY**, a political subdivision of the State of Florida, whose address is 110 North Apopka Avenue, Inverness, Florida 34450, hereinafter called "**Grantee**";

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Citrus County, Florida as shown and more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto of Grantor belonging or in anyway appertaining to the Property, subject to the permitted encumbrances identified on **Exhibit "B"** attached hereto and incorporated herein (the "**Permitted Encumbrances**").

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

AND except for the Permitted Encumbrances described herein, Grantor, for itself and its successors, hereby covenants with said Grantee and Grantee's successors and assigns 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; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none others; and that the Property is free of all encumbrances, except the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed in favor of Grantee to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers hereunto duly authorized, the day, month and year first above written.

Signed, sealed and delivered
in the presence of:

**Florida Governmental Utility Authority,
a legal entity and public body**

Sign: *Sharon F. Ahearn*
Print: Sharon F. Ahearn

By: *Lea Ann Thomas*
Lea Ann Thomas, Chairperson

Sign: *Brian P. Armstrong*
Print: Brian P. Armstrong

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Polk

This instrument was acknowledged before me this 12 day of February, 2007 by Lea Ann Thomas, as Chair of the Florida Governmental Utility Authority, on behalf of said entity. She is ☒ personally known to me or ☐ has produced _____ as identification.

By: *Sharon F. Ahearn*
Notary Public, State of Florida
Print: Sharon F. Ahearn



SHARON F. AHEARN
Notary Public, State of Florida
My comm. expires Nov. 24, 2007
Comm. No. DD269564

Exhibit "A"
Legal Description Revised
CITRUS COUNTY

Parcel 1:

All of Tract "D", of CITRUS SPRINGS UNIT 1, according to the plat thereof as recorded in Plat Book 5, pages 89 through 106, of the Public Records of Citrus County, Florida.

Parcel 2:

Tract "A", of Citrus Springs Unit 9, according to the plat thereof as recorded in Plat Book 6, page 61 through 66, Public Records of Citrus County, Florida.

Parcel 3:

Tract "A", of Citrus Springs Unit 10, according to the plat thereof as recorded in Plat Book 6, page 67 through 78, Public Records of Citrus County, Florida.

Parcel 4:

Commence from the Southeast corner of the SW1/4 of the SW1/4 of the SE1/4 of Section 10, Township 19 South, Range 17 East, Citrus County, Florida, S.89°13'17"W. along the South line of said Section 10 a distance of 452.19 feet to the Point of Beginning. Thence continue S.89°13'27"W along the South line of Section 10, a distance of 100.0 feet to the East right of Way of Old U. S. Highway No. 19, thence N.01°50'50"W. along the East right of way of Old U. S. Highway No. 19, a distance of 119.17 feet, thence N.89°13'27"E. 100.0 feet, thence S.01°50'50"E. 119.17 feet to the Point of Beginning.

Parcel 5:

Well Site in ROLLING GREENS of INVERNESS, Unit No. 2, according to the plat thereof, as recorded in Plat Book 13, pages 29 and 30, public records of Citrus County, Florida.

Together with non-exclusive easement for ingress and egress over the following described land:

The Northwesterly 8 feet and the Southwesterly 8 feet of Lot 61, Block A, ROLLING GREENS OF INVERNESS, Unit 2, as recorded in Plat Book 13, pages 29 and 30, public records of Citrus County, Florida,

And

The Southeasterly 8 feet of Lot 60, Block A, ROLLING GREENS OF INVERNESS, Unit 2, as recorded in Plat Book 13, pages 29 and 30, public records of Citrus County.

Parcel 6:

Commence at the NW corner of Government Lot 9 in Section 9, Township 19 South, Range 20 East in Citrus County, thence South $89^{\circ}22'30''$ East along the North line of said Government Lot 9 a distance of 110 feet, thence South $16^{\circ}02'56''$ East 276.97 feet to the Point of Beginning, thence continue South $16^{\circ}02'56''$ East 160.00 feet to a point on the North right of way line of a 50 foot wide road, said point being 25 feet from, measure at a right angle to, the centerline of said 50 foot wide road, thence North $89^{\circ}19'37''$ West along said North right of way line a distance of 7.83 feet, thence North $16^{\circ}02'56''$ West 94.77 feet, thence North $67^{\circ}09'25''$ West 44.68 feet, thence North $22^{\circ}50'35''$ East 49.26 feet, thence South $89^{\circ}19'37''$ East parallel to said North right of way of said 50 foot wide road a distance of 11.86 feet to the Point of Beginning.

Parcel 7:

"SEWER PLANT"

Sewer Plant Tract in Tract T.C., SUGARMILL WOODS, as recorded in Plat Book 9, Pages 86-150 inclusive, Plat Book 10, Pages 1-150 inclusive, Plat Book 11 Pages 1-16 inclusive, Public Records of Citrus County, Florida, as amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida, more particularly described as follows:

Commence at the Northwest corner of Tract T.C., SUGARMILL WOODS, as recorded in Plat Book 9, Pages 86-150 inclusive, Plat Book 10, Pages 1-150 inclusive, Plat Book 11, Pages 1-16 inclusive, Public Records of Citrus County, Florida, as amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, thence $S0^{\circ}00'27''E$, 1892.11 feet, thence $S88^{\circ}58'16''E$ 100.02 feet to a Point on the Easterly right of way line of a Florida Power Corporation Easement, as recorded in Deed Book 86 at Page 87, Public Records of Citrus County, Florida said point also being the Point of Beginning, thence continue $S88^{\circ}58'16''E$, 820.29 feet, thence $N01^{\circ}01'44''E$, 330.00 feet, thence $N68^{\circ}15'14''E$, 710.39 feet, thence $S23^{\circ}24'54''E$, 664.57 feet thence $S0^{\circ}00'27''E$, 1224.60 feet, thence $S89^{\circ}59'33''W$, 700.00 feet, thence $S0^{\circ}00'27''E$, 1250.00 feet, thence $S89^{\circ}59'33''W$, 1050.00 feet to a point on the easterly right of way line of the aforementioned Florida Power Corporation easement, thence $N0^{\circ}00'27''W$. along said right of way line a distance of 2506.26 feet to the Point of Beginning.

Together with a non-exclusive easement for ingress and egress over the Florida Power corporation easement as recorded in Deed Book 86 at Page 87, of the Public Records of Citrus County, Florida, more particularly described as follows:

THE EAST 40.00 FEET OF THE FOLLOWING DESCRIBED LANDS: BEGIN AT THE NORTHWEST CORNER OF TRACT T.C. SUGARMILL WOODS, AS RECORDED IN PLAT BOOK 9, PAGES 86-150 INCL., PLAT BOOK 10, PAGES 1-150 INCL., AND PLAT BOOK 11, PAGES 1-16 INCL., PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AS AMENDED IN PLAT BOOK 9, PAGE 87A, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. THENCE S 00°00'27"E, 4400.18 FEET, THENCE N 89°59'33"E, 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A FLORIDA POWER CORPORATION EASEMENT, AS RECORDED IN DEED BOOK 86, AT PAGE 87, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. THENCE N 00°00'27"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 4375.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 480, THENCE N 76°23'40" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 102.89 FEET TO THE POINT OF BEGINNING

Parcel 8:

Commence at the NE corner of Unit No. 2 of Homosassa, as recorded in Plat Book 1, Page 44, public records of Citrus County, Florida, thence S 0°22'53"E along the East line of said Unit No. 2 a distance of 1214.85 feet to the Point of Beginning, thence continue S 0°22'53"E along said East line a distance of 65.67 feet, thence S 89°37'07"W parallel to the North line of said Unit No. 2 a distance of 100 feet, thence N 0°22'53"W parallel to said East line a distance of 66.60 feet, thence S 89°50'47"E 100 feet to the Point of Beginning.

Together with rights, if any, in that certain perpetual easement for ingress and egress for the purpose of maintaining the drinking water facility and water utility lines pursuant to that certain Easement for Ingress and Egress by and between Homosassa Retreats, Inc., a Florida corporation, and Lake Utilities, Ltd., a Florida limited partnership ("Lake"), dated as of January 31, 1994, and recorded in Official Records Book 1019 at Page 1627, public records of Citrus County, Florida, as assigned pursuant to that certain Assignment of Easements dated as of March 6, 1995, from Lake to Southern States Utilities, Inc., a Florida corporation n/k/a Florida Water Services Corporation, and its successors and assigns, of record in O.R. Book 1072, Page 680, Public Records of Citrus County, Florida, across the lands described in such easement.

Parcel 9:

Commence at the NE corner of Unit No. 2 of Homosassa as recorded in Plat Book 1, Page 44, public records of Citrus County, Florida, thence S 89°37'07"W along the North line of said Unit No. 2 of Homosassa a distance of 630 feet, thence S 0°22'53"E parallel to the East line of said Unit No. 2 a distance of 400.52 feet, thence S 89°37'07"W parallel to said North line a distance of 976.67 feet to the Point of Beginning. thence continue S 89°37'07"W parallel to said North line a distance of 15 feet to a point on a curve, concaved Northeasterly, having a central angle of 36°18'19" and a radius of 290.74 feet,

thence Southeasterly along the arc of said curve a distance of 15.24 feet to a point (chord bearing and a distance between said points being S 12°04'48"E 15.24 feet), thence N 89°37'07"E parallel to said North line a distance of 12.30 feet, thence North 0°22'53"West 15 feet to the Point of Beginning.

Parcel 10:

Commence at the Easternmost corner of Lot 21 of CONNELL LAKE ESTATES, as recorded in Plat Book 11, page 95 of the public records of Citrus County, Florida, thence go N 31°27'39"W. along the Eastern Line of said Lot 21 a distance of 170 feet to the center of a cul-de-sac, thence S 81°51'13"E. 50 feet, thence N 87°24'26"E. 203.86 feet to the P.C. of a curve concave Northerly having a radius of 189.19 feet, a central angle of 55°43'07" and a chord distance and bearing of 176.82 feet N 59°32'52"E., thence run Northeasterly along the arc 183.98 feet for a point of tangency, thence N 31°41'19"E. 165.63 feet, thence N 75°56'32"W. 253.44 feet for a Point of Beginning, thence N 37°42'33"E. 96.23 feet, thence N 44°32'44"E. 84.75 feet, thence N 18°07'43"E. 42.66 feet, thence N 87°39'01"E. 30.64 feet, thence N 15°22'14"W. 20.16 feet, thence N 12°53'08"W. 65.06 feet, thence N 09°02'33"E. 150.76 feet, thence N 13°09'06"W. 204.04 feet, thence N 85°31' 10"W. 135.55 feet, thence N 85°50'31"W. 126.61 feet, thence N 73°40'29"W. 121.57 feet, thence S 40°47'28"E. 144.83 feet, thence S 66°56'24"W. 104 feet, thence S 11°03'23"W. 71.06 feet, thence S 87°15'46"W. 54.37 feet, thence S 36°18'52"W. 153.53 feet, thence N 10°47' 12"W. 197.42 feet, thence S 82°24'48"W. 52.95 feet, thence N 39°04'09"W. 34.10 feet, thence S 60°50'06"W. 83.63 feet, thence S 14°28'24"W. 43.52 feet, thence S 11°33' 14"E. 182.49 feet, thence S 28°41'23"E. 150.38 feet, thence S 13°03'33"W. 117.25 feet, thence N 71°18'26"E. 108.39 feet, thence S 55°45' 19"E. 72.07 feet, thence N 50°18' 18"E. 112.9 feet, thence S 78°39'53"E. 222.59 feet, thence S 55°05'13"E. 77.56 feet to the Point of Beginning.

Parcel 11:

Parcel 2:

Commence at the Northeast corner of Lot 21, CONNELL LAKE ESTATES as recorded in Plat Book 11, page 95, public records of Citrus County, Florida, thence S.31°27'39"E. along the Northeasterly boundary of said Lot 21 a distance of 120.00 feet to the Easternmost corner of said Lot 21, thence go N. 46°53'00"E. a distance of 553.24 feet to the Point of Beginning, thence N.03°00'54"E. a distance of 114.89 feet, thence S.88°29'36"E. a distance of 66.77 feet, thence S.00°35'49"W. a distance of 115.73 feet, thence N.87°47'41"W. a distance of 71.64 feet to the Point of Beginning.

TOGETHER WITH unobstructed and perpetual easements over and under the following described parcels for purposes of ingress and egress and installation, maintenance, construction, repair, and replacement of water and/or wastewater facilities:

Parcel 3:

A 10.00 foot wide water line easement which Lies 5.00 foot on each side of the following described centerline:

Commence at the Easternmost corner of Lot 21 of CONNELL LAKE ESTATES, as recorded in Plat Book 11, page 95 of the public records of Citrus County, Florida, thence go N.31°27'39"W. along the Eastern line of said Lot 21 a distance of 170 feet to the center of a cul-de-sac, thence S.64°19'51"E. 40 feet to the centerline of a water line and the Point of Beginning of the described centerline, thence go S.64°19'51"E. 10 feet, thence N.65°14'02"E. along said water line 30.86 feet, thence N.81°27'01"E. 30.26 feet, thence N.84°38'07"E. 25.94 feet, thence N.82°55'03"E. 39.99 feet, thence N.81°30'56"E. 29.50 feet, thence N.74°43'40"E. 36.52 feet, thence N.69°42'33"E. 21.8 feet, thence N.57°09'43"E. 22.03 feet, thence N.42°47'18"E. 24.32 feet, thence N.39°30'04"E. 20.19 feet, thence N.39°25'11"E. 42.53 feet, thence N.35°41'35"E. 24.61 feet, thence N.16°13'04"E. 21.16 feet, thence N.24°21'31"E. 28.63 feet, thence N.25°25'49"E. 13.67 feet, thence N.31°46'26"E. 33.25 feet, thence N.31°55'32"E. 22.59 feet, thence N.33°29'07"E. 27.33 feet, thence N.40°12'54"E. 21.90 feet, thence N.48°36'41"E. 12.69 feet, thence N.64°49'46"E. 34.42 feet, thence N.72°38'38"E. 10.91 feet, thence S.87°41'53"E. 20.34 feet, thence S.86°11'10"E. 18.15 feet for a Point of Terminus, less and except any part thereof lying within Parcel 2 and further less and except any part thereof lying within the cul-de-sac and right-of-way of Sable Palm Way.

Parcel 4:

A 10.00 foot wide water line easement which lies 5.00 feet on each side of the following described centerline:

Commence at the Northernmost corner of Lot 21 of CONNELL LAKE ESTATES, as recorded in Plat Book 11, Page 95 of the Public Records of CITRUS COUNTY, FLORIDA, thence go S.31°27'39"E. along the eastern line of said Lot 21 a distance of 120.00 feet, thence go N.46°53'00"E. a distance of 553.24 feet, thence go S.87°47'41"E. a distance of 71.64 feet, thence N.00°35'49"E. a distance of 62.80 feet to the point of beginning, thence go N.89°43'49"E. a distance of 87.80 feet, thence go N.86°31'28"E. a distance of 99.11 feet, thence N.82°44'24"E. a distance of 43.99 feet, thence go N.69°39'54"E. a distance of 60.18 feet, thence go N.60°19'57"E. a distance of 32.67 feet, thence go N.69°22'29"E. a distance of 45.44 feet, thence go N.80°29'20"E. a distance of 71.77 feet, thence go N.83°03'32"E. a distance of 51.39 feet, thence go N.77°03'31"E. a distance of 69.93 feet, thence go N.71°16'22"E. a distance of 61.06 feet, thence go N.62°57'03"E. a distance of 56.84 feet, thence go N.67°29'29"E. a distance of 30.47 feet, thence go N.54°42'58"E. a distance of 14.99 feet, thence go N.57°05'20"E. a distance of 30.31 feet, thence go N.63°05'30"E. a distance of 29.47 feet, thence go N.72°31'42"E. a distance of 19.30 feet, thence go N.87°58'28"E. a distance of 47.15 feet, thence go S.89°00'01"E. 86.73 feet to the Point of Terminus, less and except any part thereof lying

within the boundaries of Lots 70 and 71 of CONNELL LAKE ESTATES as recorded in Plat Book 11, pages 92-95, Public Records of CITRUS COUNTY'S, FLORIDA.

Parcel 5:

A 10.00 foot wide water line easement which lies 5.00 feet on each side of the following described centerline: Commence at the northernmost corner of lot 21 of CONNELL LAKE ESTATES, as recorded in Plat Book 11, page 95 of the Public Records of CITRUS COUNTY, FLORIDA, thence go S.31°27'39"E. along the eastern line of said lot 21 a distance of 120.00 feet, thence go N.46°53'00"E. a distance of 553.24 feet, thence go N.03°00'54"E. a distance of 114.89 feet, thence S.88°29'36"E. a distance of 25.72 feet, thence S.38°43'34"E. 4.35 feet to the point of beginning, thence go N.38°43'34"W. a distance of 43.98 feet, thence go N.38°52'03"W. a distance of 38.80 feet, thence N.39°02'00"W. a distance of 92.24 feet, thence go N.47°55'36"W. a distance of 20.00 feet, to the point of terminus, (Less and except any part thereof lying within Parcel 1 and 2 as described in O.R. 1072, page 1359).

Parcel 12:

Tract "C", of Citrus Springs Unit 19, according to the plat thereof as recorded in Plat Book 7, page 40 through 48, Public Records of Citrus County, Florida.

Parcel 13:

Tract "E", of Citrus Springs Unit 20, according to the plat thereof as recorded in Plat Book 7, page 52 through 66, Public Records of Citrus County, Florida.

Parcel 14:

Begin at the most Northerly corner of Lot 12, Block 35, APACHE SHORES, UNIT 10, as recorded in Plat Book 5, Pages 11 and 12, Public Records of Citrus County, Florida, thence N49°04'05"W along a Northwesterly projection of the Northeasterly boundary of said Lot 12 a distance of 4 feet, thence N41°38'53"E a distance of 6.75 feet, thence N52°08'01"W a distance of 31.65 feet, thence S41°48'51"W a distance of 55.47 feet thence S42°40'49"E a distance of 31.90 feet, thence N41°38'53"E a distance of 7.5 feet to a point on the Northwesterly projection of the Southwesterly line of said Lot 12, thence S44°24'10"E a distance of 2 feet to the most Westerly corner of said Lot 12, thence N45°35'50"E a distance of 16.89 feet to the P.C. of a curve concave Northwesterly having a central angle of 4°39'5" and a radius of 366.28 feet, thence Northeasterly along the arc of said curve a distance of 29.82 feet to the point of beginning (chord Bearing and distance between said points being N43°15'53"E 29.81 feet)

Parcel 15:

Lot 22, Block 41, APACHE SHORES SUBDIVISION, UNIT 11, according to the plat thereof as recorded in Plat Book 5, Page 36, Public Records of Citrus County, Florida

Parcel 16:

LOT E-15, OF RE-SUBDIVISION OF LOT 15, GOLDEN TERRACES ESTATES, AN UNRECORDED SUBDIVISION FURTHER DESCRIBED AS FOLLOWS:

THE WEST 50 FEET OF THE SOUTH 100 FEET OF LOT 15 IN GOLDEN TERRACE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, CITRUS COUNTY, FLORIDA, AND THE EAST 12 FEET OF BLUE BIRD LANE EAST.

Parcel 17:

DESCRIPTION "III" (DESCRIPTIONS I & II COMBINED):

Begin at the Northwest corner of the Southeast 1/4 of Section 2, Township 19 South, Range 20 East, Citrus County, Florida: run N 89 Degrees 07'53" E 767.22 Feet along the North Line to the Southeast 1/4 of said Section 2; thence run S 11 Degrees 24'42" E 574.33 Feet, thence run N 75 Degrees 44'17" W 554.12 feet to a point on the South line of the North 420 feet of the Southeast 1/4 of said Section 2; thence run S 89 Degrees 07'53" W 332.59 feet along the South line of the North 420 feet of the Southeast 1/4 of said Section 2 to a point on the West line of the Southeast 1/4 of said Section 2; thence run N 01 Degrees 31' 30" W 420.03 feet to the Point of Beginning containing 8.594 acres more or less.

DESCRIPTION "IV"

Begin at the Northwest corner of Village Green Unit No. 1 recorded in Plat Book 8, Page 80 in the Public Records of Citrus County, Florida, run N 01 Degrees 31'30" W 17.26 feet along the West line of Southeast 1/4 of Section 2, Township 19 South, Range 20 East, thence run N 89 Degrees 07'53" E 85.91 feet along the South line of the North 420 feet of the Southeast 1/4 of said Section 2; thence run S 26 Degrees 59'40" W 55.32 feet to a point of the Northerly line of Lot 27 of said Village Green Unit No. 1 thence run N 63 Degrees 00'20" W 67.71 feet along the Northerly line of said Lot 27 to the Point of Beginning, containing 2614 square feet more or less.

Parcel 18:

Lots 3, 4, 18 and 19, Block "D", Point O'Woods Unit No. 2, according to the plat thereof as recorded in Plat Book 4, Page 74 and 75, Public Records of Citrus County, Florida.

Parcel 19:

That part of Lot 5, Block D, POINT O'WOODS Unit No. 2, more particularly described as:

Begin at the most Northerly corner of Lot 5, Block D, POINT O'WOODS Unit No. 2, thence S 16 Degrees, 09'30" W along the Northwesterly boundary of said Lot 5 a distance of 54.9 feet, thence S 73 Degrees 50'30" E 11.5 feet, thence N 16 Degrees 09'30" E 17 feet, thence N 17 Degrees 39'06" E 23 feet, thence N 22 Degrees 54'19" W 19.2 feet to the Point of beginning; said subdivision recorded in Plat Book 4, Page 74, of the Public Records of Citrus County, Florida.

Parcel 20:

Lot 27, Village Green Unit No. 1. according to the plat thereof as recorded in Plat Book 8, page 80, Public Records of Citrus County, Florida.

Parcel 21:

Lot 9, Block J, unrecorded Oak Forest, in Section 4, Township 21 South, Range 20 East described as follows: Commence at the SW corner of Section 4, Township 21 South, Range 20 East, thence S 89°57'01" E along the South line of said Section 4, a distance of 2183.31 feet, thence N 00°24'47" W, parallel to the West line of said Section 4, a distance of 1282 feet to the Point of Beginning, thence continue N 00°24'47" W 154 feet, thence S 89°57'01" E parallel to said South line, a distance of 283.33 feet, thence S 00°24'47" E, parallel to said West line, a distance of 154 feet, thence N 89°57'01" W, parallel to said South line, a distance of 283.33 feet to the Point of Beginning. SUBJECT to a 5 foot utility easement across the South 5 feet thereof and the North 5 feet thereof. AND SUBJECT to a 10 foot utility easement across the West 10 feet thereof.

Parcel 22:

Lot 7, Block "B", and Tract "D", Block "B", of Rosemont, according to the plat thereof as recorded in Plat Book 12, Page 1, Public Records of Citrus County, Florida.

Parcel 23:

Tract "T-33", of Pine Ridge Unit Two. according to the plat thereof as recorded in Plat Book 8, page 37 through 50, Public Records of Citrus County, Florida.

Parcel 24:

All of Tract "T-11", of PINE RIDGE UNIT THREE, according to the plat thereof as recorded in Plat Book 8, pages 51 through 67, of the Public Records of Citrus County, Florida.

Parcel 25:

PARCEL 1

Begin at the most Westerly Corner of Lot 11 of Lake Park, as recorded in Plat Book 11, Pages 116 & 117, Public Records of Citrus County, Florida, said point being on a curve concaved Northwesterly having a central angle of 31° and a radius of 500.98 feet, thence Northeasterly along the arc of said curve a distance of 8.02 feet to a point (chord bearing and distance between said points being N 38°10'47" E 8.02 feet), thence S 48°11'09" E parallel to the Southwesterly boundary of said Lot 11, a distance of 43.08 feet to the Northwesterly boundary of an "EXCEPTION" shown on said plat of Lake Park, thence S 41°48'51" W along said Northwesterly boundary a distance of 8 feet to a point on the lot line separating said Lot 11 and Lot 12, thence N 48°11'09" W along said lot line, a distance of 42.57 feet to the Point of Beginning.

PARCEL 2

Begin at the most Northerly Corner of Lot 12 of Lake Park, as recorded in Plat Book 11, Pages 116 & 117, Public Records of Citrus County, Florida, said point being on a curve concaved Northwesterly having a central angle of 31° and a radius of 500.98 feet, thence Southwesterly along the arc of said curve a distance of 8.01 feet to a point (chord bearing and distance between said points being S 39°05'45" W 8.01 feet), thence S 48°11'09" E parallel to the Northeasterly boundary of said Lot 12, a distance of 42.19 feet to Northwesterly boundary of an "EXCEPTION" as shown on said plat of Lake Park, thence N 41°48'51" E along said Northwesterly boundary a distance of 8 feet to a point on the lot line separating said Lot 12 and Lot 11, thence N 48°11'09" W along said lot line, a distance of 42.57 feet to the Point of Beginning.

Parcel 26:

All of Tract "T-25", of PINE RIDGE UNIT ONE, according to the plat thereof as recorded in Plat Book 8, pages 25 through 36, of the Public Records of Citrus County, Florida.

Parcel 27:

Commence at the NE corner of Unit No. 2 of Homosassa as recorded in Plat Book 1, Page 44, public records of Citrus County, Florida, thence S 0°22'53"E along the East line of said Unit No. 2, a distance of 2680.17 feet to the SE corner of said Unit No. 2, thence S 89°37'07"W along the South line of said Unit No. 2 a distance of 640.46 feet, thence N 0°22'53"W parallel to said East line a distance of 534.92 feet to the Point of Beginning, thence continue N 0°22'53"W parallel to said East line a distance of 158.73 feet, thence N 5°27'55"E 50.26 feet, thence N 0°22'53"W parallel to said East line a distance of 135 feet, thence S 89°37'07"W parallel to said South line a distance of 540 feet, thence S 0°22'53"E parallel to said East line a distance of 343.99 feet, thence N 89°35'27"E 534.87 feet to the Point of Beginning.

Together with rights, if any, in that certain Ingress And Egress Easement Agreement by and between Citrus County Board of County Commissioners and Florida Water Services

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Corporation, its successors and assigns, recorded in Book 1515, Page 1566, public records of Citrus County, Florida, across the lands described in such easement.

End of Exhibit "A"
Legal Description

Exhibit "B"
Permitted Encumbrances
CITRUS COUNTY

Parcel 1:

1. Intentionally Deleted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1208823.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-211 (Parcel No. 1) dated January 17, 2007.
4. Intentionally Deleted.
5. Intentionally Deleted.
6. Matters as shown and noted on the Plat of Citrus Springs Unit 1, recorded in Plat Book 5, Pages 89 through 106, Public Records of Citrus County, Florida.
7. Right of Way Easement in favor of Florida Power Corporation recorded in Official Records Book 289, page 671, Public Records of Citrus County, Florida.
8. Agreement recorded in Official Records Book 261, page 366, Public Records of Citrus County, Florida.
9. Agreement recorded in Official Records Book 261, page 595, Public Records of Citrus County, Florida.
10. Memorandum of License Agreement in favor of Northern Energy, Inc, recorded in Official Records Book 964, page 2178, Public Records of Citrus County, Florida.

Parcel 2:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1343267. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-213 (Parcel No. 2) dated January 17, 2007.

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4. Intentionally omitted.
5. Intentionally omitted.
6. Matters as set forth on the Plat of Citrus Springs Unit 9, according to the plat thereof as recorded in Plat Book 6, Pages 61 through 66, Public Records of Citrus County, Florida.

Parcel 3:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1353688. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-214 (Parcel No. 3) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Matters as set forth on the plat of Citrus Springs Unit 10, according to the plat thereof as recorded in Plat Book 6, page 67 through 78, Public Records of Citrus County, Florida.

Parcel 4:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 2478098. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-215 (Parcel No. 4) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.

Parcel 5:

1. Intentionally omitted.

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2. Taxes and assessments for the year 2007 and subsequent years under Parcel Id. No. 2528265. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-216 (Parcel No. 5) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Right of Way Easement to Sumter Electric Cooperative, Inc., recorded in Official Records Book 570, Page 2090, Public Records of Citrus County, Florida.
7. Easement 8 feet wide are reserved along all side, front and rear lot lines as noted on the plat, Building set back line and easement for drainage and public utilities as reserved on said plat.
8. Declaration of Restrictions recorded in Official Records Book 570, Page 1656 and Special meeting for the Homeowners Association recorded in Official Records Book 1150, page 1442, Public Records of Citrus County, Florida.
9. Declaration of Restrictions recorded in Official Records Book 719, Page 1430, Public Records of Citrus County, Florida.

Parcel 6:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 2552387. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-219 (Parcel No. 6) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Reservations reserved in Official Records Book 51, Page 536, Public Records of Citrus County, Florida.

Parcel 7:

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1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 2578653. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-223 (Parcel No. 7) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Declaration of Restrictions recorded in Official records Book 342, page 778; Amended in Official Records Book 570, Page 416 and in Official Records Book 864, Page 391, Assumption and Right of Duties with regard to Restricted Covenants recorded in Official Records Book 820, Page 477, Assignment recorded in Official Records Book 828, Page 1265 Public Records of Citrus County, Florida.
7. Easements for drainage and public utilities as reserved on the plat SUGARMILL WOODS, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150 and Plat Book 11, pages 1 through 16, of the Public Records of Citrus County, Florida.
8. Developers Agreement recorded in Official Records Book 799, page 1736. Amended in Official Records Book 850, Page 1611, Assignment recorded in Official Records Book 1110, Page 242, Public Records of Citrus County, Florida.
9. Grant of Easement with Limited Warranty recorded in Official Records Book 799, Page 1723, Public Records of Citrus County, Florida.
10. Easement to Florida Water Services Corporation recorded in Official Records Book 1243, Page 277, Public Records of Citrus County, Florida.
11. Easement and right of way to Florida Power Company recorded in Deed Book 86, Page 87, Public Records of Citrus County, Florida.
12. Assignment of Easements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority, recorded December 29, 2003 in Official Records Book 1675, Page 859.
13. Assignment and Assumption of Developer Agreements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority, recorded December 29, 2003 in Official Records Book 1675, Page 865.

Parcel 8:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 2697288. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-224 (Parcel No. 8) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Terms and conditions of that certain Easement for Ingress and Egress by and between Homosassa Retreats, Inc., a Florida corporation, and Lake Utilities, Ltd., a Florida limited partnership ("Lake"), dated as of January 31, 1994, and recorded in Official Records Book 1019 at Page 1627, public records of Citrus County, Florida, as assigned pursuant to that certain Assignment of Easements dated as of March 6, 1995, from Lake to Southern States Utilities, Inc., a Florida corporation n/k/a Florida Water Services Corporation, and its successors and assigns, of record in O.R. Book 1072, Page 680, Public Records of Citrus County, Florida.

Parcel 9:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 2697296. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-225 (Parcel No. 9) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.

Parcel 10:

1. Intentionally omitted.
2. Intentionally omitted.

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3. Taxes and assessments for the year 2007 and subsequent years, under parcel Id. No. 2789867. Note: 2006 taxes are exempt.
4. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-226 (Parcel No. 10) dated January 17, 2007, including, without limitation, that the only access to such parcel over a 10' wide waterline easement as shown on such survey.
5. Intentionally omitted.
6. Intentionally omitted.
7. Right of way easement to Sumter Electric Cooperative recorded in Official Records Book 459, page 256, Public Records of Citrus County, Florida.
8. Subject to restrictions as to easements as contained in Official Records Book 1072, page 1359, Public Records of Citrus County, Florida.

Parcel 11:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years, under parcel Id. No. 2789875. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-227 (Parcel No. 11) dated January 17, 2007, including, without limitation, that the only access to such parcel is over a 10' wide waterline easement as shown on such survey.
4. Intentionally omitted.
5. Intentionally omitted.
6. Right of way easement to Sumter Electric Cooperative recorded in Official Records Book 459, page 256, Public Records of Citrus County, Florida.
7. Subject to restrictions as to easements as contained in Official Records Book 1072, page 1359, Public Records of Citrus County, Florida.

Parcel 12:

1. Intentionally omitted.

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2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1418844. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-228 (Parcel No. 12) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted
6. Matters as set forth on the plat of Citrus Springs Unit 19, according to the plat thereof as recorded in Plat Book 7, page 40 through 48, Public Records of Citrus County, Florida.

Parcel 13:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1428203. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-229 (Parcel No. 13) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Matters as set forth on the plat of Citrus Springs Unit 20, according to the plat thereof as recorded in Plat Book 7, page 52 through 66, Public Records of Citrus County, Florida.

Parcel 14:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1593433. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-230 (Parcels No. 14 & 25) dated January 17, 2007.

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4. Intentionally omitted.
5. Intentionally omitted.
6. Reservations as contained in Official Records Book 198, Page 332, Public Records of Citrus County, Florida.

Parcel 15:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1602904. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-231 (Parcel No. 15) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Reservations as contained in that certain Warranty Deed recorded in Official Records Book 198, page 332, and as set forth in Warranty Deed recorded in Official Records Book 510, Page 509, Public Records of Citrus County, Florida.

Parcel 16:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1671027. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-236 (Parcel No. 16) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Restrictions as contained in Warranty Deed recorded in Official Recorded Book 283, page 501, Public Records of Citrus County, Florida.
7. Restrictions as contained in Warranty Deed recorded in Official Records Book 521, Page 566, Public Records of Citrus County, Florida.

Parcel 17:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1719828. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job Nos. 06-233 & 06-236 (Parcels No. 17 & 20) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Effluent Easement and Disposal Agreement recorded in Official Records Book 786, Page 327, Public Records of Citrus County, Florida.
7. Easements set forth in that certain Warranty Deed recorded in Official Records Book 465, Page 649 and Assignment recorded in Official Records Book 786, Page 324, Public Records of Citrus County, Florida.
8. Service Agreement recorded in Official Records Book 786, page 367, Public Records of Citrus County, Florida.
9. Rights of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the ordinary high water line of any navigable waters.
10. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
11. Assignment of Easements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority, recorded December 29, 2003 in Official Records Book 1675, Page 859.
12. Assignment of Rights Under Service Agreements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority recorded in Official Records Book 1675, Page 871.

Parcel 18:

1. Intentionally omitted.

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2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1721351. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-234 & 235 (Parcels No. 18 & 19) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted
6. Effluent Easement and Disposal Agreement recorded in Official Records Book 786, Page 327, Public Records of Citrus County, Florida.
7. Easements set forth in that certain Warranty Deed recorded in Official Records Book 465, Page 642 and Assignment recorded in Official Records Book 786, Page 324, Public Records of Citrus County, Florida.
8. Service Agreement recorded in Official Records Book 786, page 367, Public Records of Citrus County, Florida.
9. Rights of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the ordinary high water line of any navigable waters.
10. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
11. Easements, Restrictions, and Limitations, as set forth on the plat of Point O=Woods Unit No. 2, recorded in Plat Book 4, page 74, of the Public Records of Citrus County, Florida.
12. Right of way Easement recorded in Official records Book 166, Page 517, Public Records of Citrus County, Florida.
13. Easement set forth in that certain Warranty Deed recorded in Official Records Book 465, Page 649 and Assignment recorded in Official Records Book 786, Page 324, Public Records of Citrus County, Florida.
14. Assignment of Easements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority, recorded December 29, 2003 in Official Records Book 1675, Page 859.

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15. Assignment of Rights Under Service Agreements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority recorded in Official Records Book 1675, Page 871.

Parcel 19:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1721377. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-234 & 06-235 (Parcels No. 18 & 19) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted
6. Effluent Easement and Disposal Agreement recorded in Official Records Book 786, Page 327, Public Records of Citrus County, Florida.
7. Easements set forth in that certain Warranty Deed recorded in Official Records Book 465, Page 642 and Assignment recorded in Official Records Book 786, Page 324, Public Records of Citrus County, Florida.
8. Rights of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the ordinary high water line of any navigable waters.
9. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
10. Easements, Restrictions, and Limitations, as set forth on the plat of Point O' Woods Unit No. 2, recorded in Plat Book 4, page 74, of the Public Records of Citrus County, Florida.
11. Right of way Easement recorded in Official records Book 166, Page 517, Public Records of Citrus County, Florida.
12. Easement set forth in that certain Warranty Deed recorded in Official Records Book 465, Page 649 and Assignment recorded in Official Records Book 786, Page 324, Public Records of Citrus County, Florida.

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13. Assignment of Easements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority, recorded December 29, 2003 in Official Records Book 1675, Page 859.
14. Assignment of Rights Under Service Agreements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority recorded in Official Records Book 1675, Page 871.

Parcel 20:

1. Intentionally omitted..
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1722055. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-233 & 06-236 (Parcels No. 17 & 20) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Effluent Easement and Disposal Agreement recorded in Official Records Book 786, Page 327, Public Records of Citrus County, Florida.
7. Rights of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the ordinary high water line of any navigable waters.
8. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
9. Easement set forth in that certain Warranty Deed recorded in Official Records Book 465, Page 649 and Assignment recorded in Official Records Book 786, Page 324, Public Records of Citrus County, Florida.
10. Easement for Drainage and Public Utilities over and across the subject property as reserved on said plat.
11. Right of way Easement in favor of Sumter Electric Cooperative, Inc. Filed January 6, 1970 and recorded in Official Records Book 258, page 316, Public Records of Citrus County, Florida.

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12. Subject to any and all Mineral and Phosphate Rights as contained in Deed Book 45, page 494, Public Records of Citrus County, Florida.
13. Assignment of Easements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority, recorded December 29, 2003 in Official Records Book 1675, Page 859.
14. Assignment of Rights Under Service Agreements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority recorded in Official Records Book 1675, Page 871.

Parcel 21:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 1954665. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-237 (Parcel No. 21) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Restrictions as contained in Official Records Book 360, page 185A, Public Records of Citrus County, Florida.
7. Easement to Florida Power Corporation recorded in Official Records Book 379, page 342E, Public Records of Citrus County, Florida.

Parcel 22:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel No. 2024399. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-238 (Parcel No. 22) dated January 17, 2007.
4. Intentionally omitted.

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5. Intentionally omitted.
6. Declaration of Restrictions recorded in Official Records Book 560, Page 1196; and Assignment of Easement recorded in Official Records Book 786, Page 305, Public Records of Citrus County, Florida.
7. Right-of-Way Easement to Sumter Electric Cooperative recorded in Official Records Book 557, Page 470, Public Records of Citrus County, Florida.
8. Easement to Florida Telephone Corporation recorded in Official Records Book 560, Page 1201, Public Records of Citrus County, Florida.
9. Agreement with Citrus County, recorded in Official Records Book 561, page 1790, and Assignment of Easement recorded in Official Records Book 786, Page 305, Public Records of Citrus County, Florida.
10. Subject to a 10' drainage easement along the Westerly lot line of Tract D, Block B, as shown on said plat.
11. Drainage Easement Deed to Citrus County recorded in Official Records Book 816, page 840, Public Records of Citrus County, Florida.
12. Assignment of Easements by Florida Water Services Corporation, a Florida corporation to Florida Governmental Utility Authority, recorded December 29, 2003 in Official Records Book 1675, Page 859.

Parcel 23:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel No. 2132302. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-239 (Parcel No. 23) dated January 17, 2007.
4. Intentionally omitted
5. Intentionally omitted
6. Covenants and Restrictions as contained in Official Records Book 301, Page 618; Amendment recorded in Official Records Book A40, Page 282; Assignment of Authority recorded in Official Records Book 749, Page 939; Assignment of Authority recorded in Official Records Book 708, page 2144; and Amendment to Restrictions in Official Records Book 891, page 273; Amendment to Restrictions in Official Records

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Book 815, Page 1897; and Amendment to Restrictions recorded in Official Records Book 1001, Page 2054; Amendment to Restrictions recorded in Official Records Book 1001, page 2056; Amendment to Restrictions recorded in Official Records Book 739, page 1 and joinder to restrictions recorded in Official Records Book 1009, Page 164, Public Records of Citrus County, Florida.

7. Non-Exclusive Easement in favor of United Florida Utilities Corporation, filed November 7, 1989 and recorded in Official Records Book 834, Page 924; Corrective Non Exclusive Easement in favor of Southern States Utilities, Inc., filed October 9, 1992 and recorded in Official Records Book 955, page 1435, Public Records of Citrus County, Florida.
8. Matters as set forth on the plat of Pine Ridge Unit Two, according to the plat thereof as recorded in Plat Book 8, page 37 through 50, Public Records of Citrus County, Florida.

Parcel 24:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 2221160. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-240 (Parcel No. 24) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Memorandum of License Agreement in favor of Northern Energy, Inc, recorded in Official Records Book 964, page 2178, Public Records of Citrus County, Florida.
7. Matters as shown and noted on the Plat of Pine Ridge Unit Three, recorded in Plat Book 8, Pages 51 through 67, Public Records of Citrus County, Florida. (See grant of easement recorded in Official Records Book 903, Page 1879 and re-recorded in Official Records Book 933, page 116).
8. Covenants and Restriction as contained in Official Records Book 301, page 639; Amendment recorded in Official Records Book A40, Page 278; Amendment recorded in Official Records Book A40, Page 286; Amendment recorded in Official Records Book A42, Page 313; Assignment recorded in Official Records Book 708, page 2144; Amendment recorded in Official Records Book 739, page 1; Assignment recorded in Official Records Book 749, Page 939; Amendment recorded in Official Records

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Book 891, Page 273; Amendment recorded in Official Records Book 1001, Page 2054; Amendment recorded in Official Records Book 1001, Page 2056, Public Records of Citrus County, Florida.

9. Non-Exclusive Easement in favor of United Florida Utilities Corporation recorded in Official Records Book 834, Page 924; Corrective Easement in favor of Southern States Utilities, Inc., recorded in Official Records Book 955, Page 1435, Public Records of Citrus County, Florida.

Parcel 25:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel No. 2241829. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-230 (Parcels No. 14 & 25) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted
6. Reservations as contained in Official Records Book 198, Page 332, Public Records of Citrus County, Florida.
7. Restrictions as contained in Official Records Book 543, Page 1394, Public Records of Citrus County, Florida.
8. Matters as shown and noted on the plat of Lake Park, according to the plat thereof as recorded in Plat Book 11, pages 116 and 117, Public Records of Citrus County, Florida.

Parcel 26:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 2256010. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-243 (Parcel No. 26) dated January 17, 2007.

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4. Intentionally omitted.
5. Intentionally omitted.
6. Memorandum of License Agreement in favor of Northern Energy, Inc. recorded in Official Records Book 964, page 2178, Public Records of Citrus County, Florida.
7. Matters as shown and noted on the Plat of Pine Ridge Unit One, recorded in Plat Book 8, Pages 25 through 36, Public Records of Citrus County, Florida. (See grant of easement recorded in Official Records Book 903, Page 1879 and re-recorded in Official Records Book 933, page 116).
8. Covenants and Restriction as contained in Official Records Book 301, page 639; Amendment recorded in Official Records Book A40, Page 278; Amendment recorded in Official Records Book A40, Page 286; Amendment recorded in Official Records Book A42, Page 313; Assignment recorded in Official Records Book 708, page 2144; Amendment recorded in Official Records Book 739, page 1; Assignment recorded in Official Records Book 749, Page 939; Amendment recorded in Official Records Book 891, Page 273; Amendment recorded in Official Records Book 1001, Page 2054; Amendment recorded in Official Records Book 1001, Page 2056, Public Records of Citrus County, Florida.
9. Non-Exclusive Easement in favor of United Florida Utilities Corporation recorded in Official Records Book 834, Page 924; Corrective Easement in favor of Southern States Utilities, Inc., recorded in Official Records Book 955, Page 1435, Public Records of Citrus County, Florida.

Parcel 27:

1. Intentionally omitted.
2. Taxes and assessments for the year 2007 and subsequent years under parcel Id. No. 2277963. Note: 2006 taxes are exempt.
3. All matters that appear on the survey by Patrick L. Henson, Registered Land Surveyor - Florida Registration No. 4547, Job No. 06-243 (Parcel No. 27) dated January 17, 2007.
4. Intentionally omitted.
5. Intentionally omitted.
6. Easement in favor of Central Utilities, LTD recorded in Official Records Book 656, page 629, Public Records of Citrus County, Florida.

Exhibit "B" - FGUA/Citrus County

Special Warranty Deed

Draft 011907

7. Easement for Ingress and Egress as contained in instrument recorded in Official Records Book 535, Page 281, Public Records of Citrus County, Florida.
8. Easement for Ingress and Egress as contained in instrument recorded in Official Records Book 1072, Page 681, Public Records of Citrus County, Florida.
9. Terms and conditions of that certain Ingress And Egress Easement Agreement by and between Citrus County Board of County Commissioners and Florida Water Services Corporation, its successors and assigns, recorded in Book 1515, Page 1566, public records of Citrus County, Florida.

End of Exhibit "B"
Special Warranty Deed Exhibit B
Schedule B - Section 2