

CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS
COUNTY, FLORIDA

CASE NO: 2012 CA 001022 A

TD BANK, N.A., A NATIONAL BANKING
ASSOCIATION, AS SUCCESSOR BY MERGER TO
MERCANTILE BANK, A DIVISION OF
CAROLINA FIRST BANK AND FLORIDA BANK,
N.A.

Plaintiff

Vs

PRO-LINE BOATS, LLC, A DELAWARE LIMITED
LIABILITY COMPANY, FORMERLY KNOWN AS
PRO-LINE BOATS, INC., A DISSOLVED FLORIDA
CORPORATION ; KIMMELL, LEE H,
INDIVIDUALLY ; AMERICAN MARINE
HOLDINGS, LLC, A DELAWARE LIMITED
LIABILITY COMPANY, FORMERLY KNOWN AS
AMERICA MARINE HOLDINGS, INC., A
DISSOLVED FLORIDA CORPORATION, JOINTLY
AND SEVERALLY ; BRUNSWICK
CORPORATION, AN ILLINOIS CORPORATION ;
FLEET CAPITAL CORPORATION, A
CONNECTICUT CORPORATION ; FCC, D/B/A
FIRST CAPITAL

Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a certificate of sale in this action on Jan 29, 2015 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida:

- SEE ATTACHMENT -

was sold to:

TD BANK NA A DIVISION OF CAROLINA FIRST BANK AND FLORIDA BANK
C/O GRAY ROBINSON, P.A.
301 E PINE STREET SUITE 1400
ORLANDO, FL, 32801-

WITNESS my hand and the seal of this court on Feb 10, 2015.



ANGELA VICK
Clerk of the Circuit Court and Comptroller

By: Spamuskey, Deputy Clerk

FEB 10'15 10:44AM

(Citrus County Property)

PARCEL 1:

BK 1709 PG 2999 12 of 15

Being a portion of Lots 11, 12, 13, 14 & 15 of Block A, a portion of those certain unnumbered Lots lying to the West of said Lots between the abandoned A.C.L. Railroad Right of Way and the West line of Section 10, Township 19 South, Range 17 East; a portion of said abandoned A.C.L. Railroad Right of Way, all as shown in RIVER GLEN, a Subdivision of record according to the Plat thereof recorded

under Plat Book 2, Page 67, of the Public Records of Citrus County and Lots 11, 12, 13, 14 and 15, Block "C", of SUNCOAST INDUSTRIAL PARK F/K/A STERCHI INDUSTRIAL PARK, an Unrecorded Subdivision in Section 9, Township 19 South, Range 17 East, all land lying and being situated in Citrus County, Florida, being part of the lands also described in Book 276, Page 56; Book 276, Page 383; Book 647, Page 150; Book 1004, Page 1842 and Book 1316, Page 334, all of the Citrus County Deed Records and being more particularly described by metes and bounds as follows:

Beginning at a found 4" x 4" concrete monument (Label 1106) at the most Easterly Northeast corner of the herein described tract, said monument lying on the West Right of Way line of 200 foot wide U.S. Highway No. 19, said monument lying S 02°16'20" E 20.00 feet (Plat) from the Northeast corner of the aforesaid Lot 14, Block A, River Glen Subdivision;

Thence S 02°16'20" E 219.99 feet (measured), S 02°16'20" E 220.00 feet (plat) along the common West line of U.S. Highway No. 19 and the East line of a portion of Lot 14 & 15, Block A, River Glen Subdivision to a found 3" x 3" concrete monument (no I.D.) at the Southeast corner of the herein described tract;

Thence S 87°54'56" W 1,249.12 feet (measured), S 87°52'30" W 1,248.90 feet (Deed), parallel to the North line of said Lot 14, Block A to a found 4" x 4" concrete monument (no I.D.) for an exterior corner of the herein described tract, said monument also lying on the common West line of aforementioned Section 10-19-17 and the East line of Section 9-19-17 and also lying on the common West line of Lot 15, Block A, River Glen Subdivision and the East line of Lot 10, Block C, Sterchi Industrial Park;

Thence N 02°18'17" W, 24.70 feet (measured), N 01°54'50" W, 24.70 feet (Deed) along the aforesaid common Section line and common Lot lines to a found Iron w/Cap (Label 1106) at the common Northeast corner of said Lot 10, Block C and the Southeast corner of Lot 11, Block C, Sterchi Industrial Park;

Thence S 87°56'06" W, 433.91 feet (measured), S 87°52'30" W, 436.47 feet (Deed) to a found 4" x 4" concrete monument (Label 1106) at the common Northwest corner of said Lot 10, Block C and the Southwest corner of Lot 11, Block C, Sterchi Industrial Park, said monument lying on the East line of a 50 foot wide Ingress/Egress Road Easement as recorded in Book 1004, Page 1842, of the Citrus County Deed Records;

Thence N 01°50'33" W, 500.08 feet (measured), N 01°54'50" W, 500.00 (Deed), along the common West lines of Lots 11 thru 15, Block C and the East line of said 50 foot Ingress/Egress easement to a found 4" x 4" concrete monument (Label 1106) at the common Northwest corner of the herein described tract and Lot 15, Block C, Sterchi Industrial Park, also being the Southwest corner of Lot 16, Block C, Sterchi Industrial Park;

Thence N 87°56'31" E, 433.44 feet (measured), N 87°52'30" E, (Deed), along the common North line of Lot 15, Block C and South line of Lot 16, Block C, Sterchi Industrial Park, to a found 4" x 4" concrete monument (No I.D.) at the common Northeast corner of Lot 15, Block C and the Southeast corner of Lot 16, Block C, Sterchi Industrial Park, said monument also lying on the West line of the River Glen Subdivision;

Thence N 01°49'37" W, 12.86 feet (measured), N 01°54'50" W (Plat) along the common East line of Lot 16, Block C, Sterchi Industrial Park and the West line of River Glen Subdivision to a found 4" x 4" concrete monument (No I.D.) at an angle point for the herein described tract, said corner lying on the Westerly projection of the North line of Lot 12, Block A, River Glen Subdivision and being the Northwest corner of the Unnumbered Lot West of said Lot 12, Block A;

Thence N 02°04'33" W, 149.21 feet (measured), N 01°54'50" W, 149.00 feet (Field) along the West line of the Unnumbered Lot West of Lot 11, Block A, River Glen Subdivision, to a found 4" x 4" concrete monument (No I.D.) at the most Northerly Northwest corner of the herein described tract, said monument lying on the Westerly projection of the North line of Lot 11, Block A, River Glen Subdivision and being the Northwest corner of the Unnumbered Lot West of said Lot 11, Block A;

Thence N 87°57'31" E, 744.88 feet (measured), N 87°52'30" E, 744.61 feet (Plat), along said Westerly projection of the North line of Lot 12, Block A, River Glenn Subdivision to a found 4" x 4" concrete monument (No I.D.) lying on the West line of the East 500 feet of Lot 11, Block A, River Glen Subdivision;

Thence S 02°15'25" E, 148.82 feet (measured) along the West line of the East 500 feet of Lot 11, Block A, River Glen Subdivision to a found 4" x 4" concrete monument (No I.D.) at the common Southwest corner of said East 500 feet of Lot 11, Block A and the Northwest corner of the East 500 feet of Lot 12, Block A;

Thence S 02°19'15" E, 148.97 feet (measured), S 02°16'20" E, 149.00 feet (Deed), along the West line of the East 500 feet of Lot 12, Block A, River Glen Subdivision to a found nail & disc (Label 1108) on the common South line of Lot 12, Block A and the North line of Lot 13, Block A, River Glen Subdivision;

Thence N 87°54'29" E, 59.99 feet (measured), N 87°52'30" E, 60.00 feet (Deed) to a found 5/8" Iron Rod w/Cap (Label 2340) lying on the West line of the East 440 feet of Lot 13, Block A, River Glen Subdivision;

Thence S 02°28'15" E, 168.89 feet (measured), S 02°16'20" E, 169.00 feet (Deed) to a found 4" x 4" concrete monument (Label 1106) lying on the South line of the North 20 feet of Lot 14, Block A, River Glen Subdivision;

Thence N 87°53'09" E, 439.68 feet (measured), N 87°52'30" E, 440.00 feet (Deed) to the point of Beginning. Reserving the West 50 feet of the South 200 feet of the Lot 15 and Lot 14, Block A, River Glenn Subdivision described herein for Road Right of Way purposes and referenced in Book 276, Page 383, of the Citrus County Deed Records.

TOGETHER with an easement with the right of Ingress and Egress over and across the following described land:

A 50 foot road being 25 feet each side of a centerline described as follows: Commence at the SE corner of Section 9, Township 19 South, Range 17 East, as shown on the Plat of River Glen as recorded in Plat Book 2, Page 67, Public Records of Citrus County, Florida, thence N 01°54'50" W along the East line of Section 9, as shown on said plat and along the West line of said River Glen a distance of 1353.20 feet, thence S 87°52'30" W, 902.12 feet, thence S 01°54'50" E parallel to said East line a distance of 1048.00 feet, thence S 87°52'30" W a distance of 422.72 feet, thence S 01°54'50" E a distance of 25.00 feet to the Point of Beginning, thence N 87°52'30" E a distance of 1178.91 feet to the P.C. of a curve concaved Southwesterly having a central angle of 58°50'35" and a radius of 180.00 feet, thence Southeasterly along the arc of said curve a distance of 184.86 feet to the P.T. (chord bearing and distance between said points being S 62°42'12" E, 176.84 feet), thence S 33°16'55" E, a distance of 181.19 feet to the P.C. of a curve concaved Northeasterly, having a central angle of 59°23'37" and a radius of 180.00 feet, thence Southeasterly along the arc of said curve, a distance of 186.59 feet to the P.T. (chord bearing and distance between points being S 62°58'44" E, 178.35 feet), thence N 87°19'28" E, a distance of 1220.00 feet to the Westerly right of way line of U.S. Highway No. 19 and the end of the centerline description.

AND


Commence at a concrete monument as originally monumented marking the SW corner of Lot 31, River Glen Subdivision, as recorded in Plat Book 2, Page 67, Public Records of Citrus County, Florida, thence S 01°54'50" E along a Southerly projection of the originally monumented West line of said River Glen, a distance of 75.72 feet to the South line of Section 9, Township 19 South, Range 17 East, thence N 87°46'18" E, along said South line, a distance of 44.15 feet to the true and proven Southeast corner of said Section 9, thence N 87°19'28" E along the South line of Section 10, Township 19 South, Range 17 East, a distance of 215.02 feet to a point on

the Southerly right-of-way line of a 50 foot wide road, said point being the P.C. of a curve, concaved Northeasterly, having a central angle of 59°23'37" and a radius of 205.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line, a distance of 212.51 feet to the P.T. (chord bearing and distance between said points being N 62°58'44" W, 203.12 feet); thence N 33°16'55" W, a distance of 156.35 feet to the West line of said River Glen, thence N 01°54'50" W along said West line a distance of 1194.05 feet, thence S 87°52'30" W, a distance of 436.47 feet to the Point of Beginning, thence N 01°54'50" W a distance of 1620.00 feet, thence S 87°52'30" W, a distance of 50.00 feet, thence S 01°54'50" E, a distance of 1620.00 feet, thence N 87°52'30" E, a distance of 50.00 feet to the Point of Beginning.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. Mail delivery to **JOHN M. BRENNAN, ESQ.**, GrayRobinson, P.A., Post Office Box 3068, Orlando, Florida 32801 (*Attorneys for Plaintiff, TD Bank*); **ROBERT A. SWEETAPPLE, ESQ.**, Sweetapple, Broeker & Varkas, PL, 165 East Boca Raton Road, Boca Raton, Florida 33432 (*Attorneys for Defendants, Pro-Line Boats, Inc., Pro-Line Boats, LLC, American Marine Holdings, Inc. and American Marine Holdings, LLC*); **JOSEPH M. HERBERT, ESQ.**, Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A., 2033 Main Street, Suite 600, Sarasota, Florida 34237 (*Attorneys for Lee H. Kimmell*); **MARK J. WOLFSON, ESQ.** and **KARA M. WICK, ESQ.**, Foley & Lardner LLP, 111 North Orange Avenue, Suite 1800, Orlando, Florida 32801-2386 (*Attorneys for Brunswick Corporation*) and **FCC, LLC, d/b/a FIRST CAPITAL**, c/o Corporate Creations Network, Inc. as Registered Agent, 11380 Prosperity Farms Road #221, Palm Beach Gardens, Florida 33410, this 14 day of Feb, 2015.

ANGELA VICK
Clerk of the Circuit Court
Citrus County, Florida

By: 
Deputy Clerk