

THIS DOCUMENT PREPARED BY/RETURN TO:
Fred A. Morrison/pd
McLin & Burnsed P.A.
Post Office Box 491357
Leesburg, FL 34749-1357

CFN 2007113524
SR 03494 Fee 1631 - 1633 (Dues)
DATE: 08/22/2007 09:43:35 PM
JAMES C. MATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEE \$ 27.00
DEED DOC 55.10

WARRANTY DEED

(RESERVED FOR RECORDING)

THIS INDENTURE made this 9th day of August, 2007, between CUTRALE CITRUS JUICES USA, INC., a Florida corporation, whose address is 602 McKean Street, Auburndale, FL 33823, Grantor*, and THE CITY OF LEESBURG, FLORIDA, a Florida municipal corporation, whose address is P.O. Box 490630, Leesburg, FL 34749-0630, Grantee*.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following-described land, situate and being in Lake County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has hereunto set grantor's hand and seal the day and year first above written.

CUTRALE CITRUS JUICES USA, INC.

By: Hugh W. Thompson, III
Hugh W. Thompson, III, President

Greg Killingsworth
(Signature of Witness)

Greg Killingsworth
(Print Name of Witness)

Charles P. Corburn
(Signature of Witness)

Charles P. Corburn
(Print Name of Witness)

STATE OF FLORIDA
COUNTY OF LAKE

EXECUTION of the foregoing instrument was acknowledged before me this 4th day of August 2007, by Hugh W. Thompson, III, as President of Cutrale Citrus Juices USA, Inc., and such person was either [CHECK ONE] (a) personally known to me, or (b) produced _____ as identification.

Betsy Hernandez
NOTARY PUBLIC State of Florida
Betsy Hernandez
Printed or typed name of Notary

DD 594235
Serial/Commission Number
SEPT 11 2010
Commission Expiration Date



EXHIBIT "A"

(TWO PAGES)

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER, (NE1/4) OF THE NORTHWEST QUARTER, (NW1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE, PERPENDICULAR MEASURE, PARCEL OF LAND LYING CONTIGUOUS WITH, AND SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF EAST MAIN STREET AS IT EXISTS ON JANUARY 31 2007, PER THE PUBLIC RECORDS OF LAKE COUNTY, HAVING A RIGHT OF WAY WIDTH OF 60.00 FEET, BEING A PART OF LOTS 3 THROUGH 7, INCLUSIVE, OF BLOCK 63 OF THE CITY OF LEESBURG FLORIDA, A SUBDIVISION ACCORDING TO THE RECORD PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THAT PART OF THE ABANDONED SEABOARD AIR LINE RAILROAD, LYING CONTIGUOUS WITH, AND SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF EAST MAIN STREET, AS DESCRIBED HEREIN.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS 5,593.520 SQUARE FEET OR 0.128 ACRE, MORE OR LESS.

ALSO:

A 15 FOOT WIDE, PERPENDICULAR MEASURE, PARCEL OF LAND LYING CONTIGUOUS WITH, AND WESTERLY OF THE EASTERLY LINE OF THE AFOREMENTIONED LOT 3, BLOCK 63, AND THAT PART OF THE ABANDONED SEABOARD AIR LINE RAILROAD, LYING CONTIGUOUS WITH, AND WESTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE AFOREMENTIONED LOT 3, BEING 15 FOOT WIDE. LESS THE NORTHERLY 10 FEET AS DESCRIBED ABOVE.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS 4,755.060 SQUARE FEET OR 0.109 ACRE, MORE OR LESS.

AGGREGATE AREA=

10,348.580 SQUARE FEET OR 0.238 ACRE, MORE OR LESS.

GENERAL NOTES:

- 1: THIS IS NOT A BOUNDARY SURVEY.
- 2: THIS SKETCH IS TO SHOW A GRAPHICAL REPRESENTATION OF THE DESCRIPTION DEPICED HEREON.
- 3: THIS SKETCH WAS PREPARED FOR THE CITY OF LEESBURG AND CUTRALE CITRUS JUICES USA, INC., ISAOA. USE OF THIS SKETCH BY ANY OTHER PARTIES IS STRICTLY FORBIDDEN.
- 4: USE OF THIS SKETCH FOR ANY OTHER PURPOSE THEN THAT STATED IN NOTE (2) IS THE SOLE RESPONSIBILITY OF THE USER. THE CITY OF LEESBURG ASSUMES NO LIABILITY FOR THE MISUSE OF THIS INFORMATION.
- 5: ALL INFORMATION OUTSIDE THE LABELED LIMITS OF THIS SITE IS FOR GENERAL REFERENCE PURPOSES ONLY. ASSUMPTION OF CORRECTNESS OUTSIDE OF SAID SITE BOUNDARY BECOMES THE LIABILITY OF THE USER.
- 6: THIS SKETCH WAS PREPARED BY THE CITY OF LEESBURG, PUBLIC WORKS DEPARTMENT, SURVEY DIVISION, UNDER THE DIRECTION OF EDWARD SMYTH, ASSISTANT CITY MANAGER, FOR THE CITY OF LEESBURG.

SECTION: 25-19-24



CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
550 S. 14th ST. - P.O. BOX 490630
LEESBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9758

SKETCH OF DESCRIPTION
CUTRALE CITRUS JUICES USA, INC.
LEESBURG TRAIL SYSTEM
BY THE CITY OF LEESBURG, FL.

DATE: 01/31/2007
DRAWN: DDF
CHECKED: DDF
APPROVED: AP
SCALE: N/A
FILE NO.: LE07002

SHEET
NUMBER
1
OF
2

EXHIBIT "A"

(TWO PAGES)

TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

FORMER ATLANTIC
COAST LINE RAILROAD

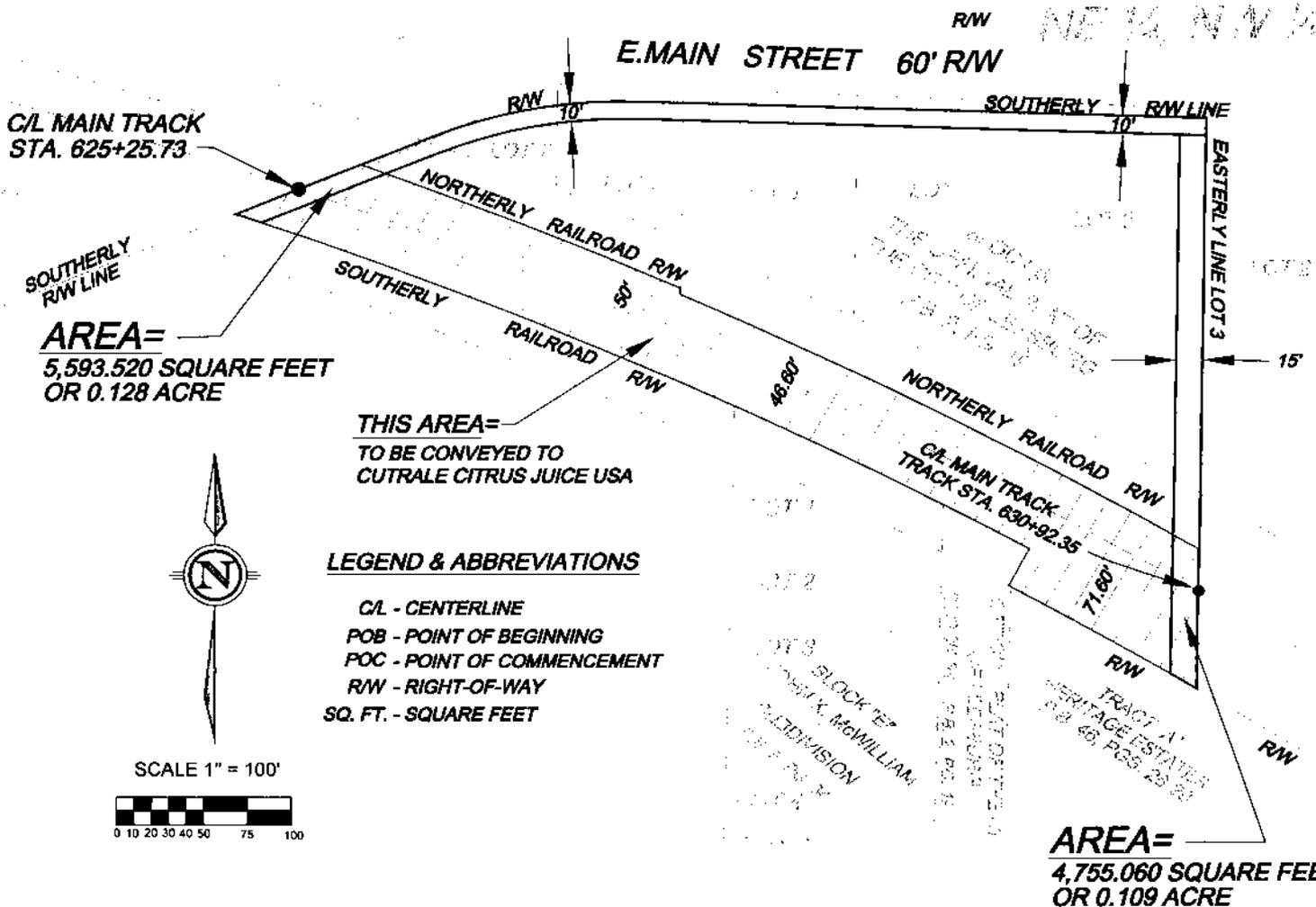
FORMER SEABOARD
AIR LINE RAILROAD

VICINITY MAP
(SCALE 1" = 10,000')

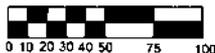
SITE LOCATION

AGGREGATE AREA

10,348.580 SQUARE FEET
OR 0.238 ACRE



SCALE 1" = 100'



LEGEND & ABBREVIATIONS

- CL - CENTERLINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- RW - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET

SECTION: 25-19-24



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BY THE CITY OF LEESBURG, FL.

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APPROVED: AP
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SHEET
NUMBER
2
OF
2