CFN 2006013122
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JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50

Prepared by and return to:
Robert R. Cyrus
Robert R. Cyrus, P.A.
P.O. Box 491635 214-A North Third Street
Leesburg, FL 34749-1635
352-787-6660

Parcel Identification No. **22-19-24-0001-000-01200**

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Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of January, 2006, between **The School Board of Lake County, Florida, f/k/a Board of Public Instruction, in and for Lake County, Florida, a Body Corporate**, whose address is **201 W. Burleigh Blvd., Tavares, FL 32778** of the County of **Lake**, State of **Florida**, grantor*, and **The City of Leesburg, Florida, a Florida municipal corporation**, whose post office address is **P.O. Box 490630, Leesburg, FL 34749-0630** of the County of **Lake**, State of **Florida**, grantee*,

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 said 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, lying and being in **Lake County, Florida**, to-wit:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD (FORMERLY ACL RAILROAD):

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 1336.00 FEET TO THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼; THENCE SOUTH 170.58 FEET; THENCE EAST TO THE CENTER OF THE RAILROAD; THENCE NORTHWESTERLY ALONG THE CENTER OF THE RAILROAD TO THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE N27°14'20"E 1129.00 FEET; THENCE N00°19'40"E 330.00 FEET; THENCE WEST 1338.00 FEET TO THE POINT OF BEGINNING; LESS THE RAILROAD RIGHT OF WAY AND LESS THE ROADS.

Together with all mineral rights as provided by Lake County School Board Policy Chapter 7, (5), as revised December 13, 2004.

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Attest:

Anna P. Cowin, Superintendent of Schools

The School Board of Lake County, Florida, f/k/a Board of Public Instruction, in and for Lake County, Florida, a Body Corporate

Jimmy Conner, Chairman

State of Florida
County of Lake

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Anna P. Cowin and Jimmy Conner, Superintendent of Schools and Chairman, respectively, of The School Board of Lake County, Florida, f/k/a Board of Public Instruction, in and for Lake County, Florida, a Body Corporate, well known to me, named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 21 day of January, 2006.

Doris Lemonovich
Notary Public
Printed Name: Doris Lemonovich

[seal]

DORIS LEMONOVICH
MY COMMISSION # DD 295703
EXPIRES: March 6, 2008
Bonded Thru Notary Public Underwriters

[✓] Personally known to me, or

[ ] Produced identification:

_____
(Type of Identification Produced)