

THIS INSTRUMENT PREPARED BY & RETURN TO:

Fred A. Morrison
McLin & Burnsed, P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357

Warranty Deed

RESERVED FOR RECORDING

THIS INDENTURE, made on the _____ day of October, 2012, between **THE CITY OF LEESBURG, FLORIDA**, ("Grantors"), whose address is P.O. Box 490630, Leesburg, FL 34749-0630, and **CUTRALE CITRUS JUICES USA, INC.**, ("Grantees"), a Delaware corporation, whose address is 602 McKean Street, Auburndale, FL 33823.

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantees, the receipt of which is acknowledged, do hereby bargain, sell, remise, release, convey and quitclaim to Grantees and Grantees' heirs, executors, administrators, and assigns forever the following described land situated in Lake County, Florida:

PARCEL "B": (CITY OF LEESBURG TO CUTRALE)
THE EAST 15 FEET OF LOT 3, BLOCK 63, CITY OF LEESBURG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THE NORTH 20 FEET THEREOF.

AND

PARCEL "D": (CITY OF LEESBURG TO CUTRALE)
THAT PART OF THE SEABOARD AIRLINE RAILROAD (S.A.L. RAILROAD), NOW VACATED, LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 63, CITY OF LEESBURG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND RUN SOUTH 00°37'14" WEST ALONG THE WEST LINE OF SAID LOT 2, BLOCK 63, A DISTANCE OF 226.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE S.A.L. RAILROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT OF BEGINNING BEING ON A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 2930.84 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE S.A.L. RAILROAD, THROUGH A CENTRAL ANGLE OF 00°42'51", AN ARC LENGTH OF 36.53 FEET (SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 60°31'43" EAST, 36.53 FEET); THENCE RUN NORTH 89°22'46" WEST, 47.00 FEET TO A POINT ON THE SOUTHERLY EXTENTION OF THE WEST LINE OF THE EAST 15 FEET OF LOT 3, BLOCK 63, CITY OF LEESBURG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 00°37'14" EAST ALONG THE WEST LINE OF THE SOUTHERLY EXTENTION OF THE EAST 15 FEET OF LOT 3, BLOCK 63, A DISTANCE OF 25.72 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF THE S.A.L. RAILROAD, SAID POINT BEING ON A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 2930.84 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE S.A.L. RAILROAD, THROUGH A CENTRAL ANGLE OF 00°19'59", AN ARC OF LENGTH OF 17.04 FEET (SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 61°03'08" EAST, 17.04 FEET), TO THE POINT OF BEGINNING.

Property Appraiser's Parcel I.D. No.

TOGETHER WITH all mineral rights and interests and rights of entry and exploration associated therewith, which would otherwise be reserved to the Grantor under the provisions of §270.11, Fla. Stat. (2012).

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Said Grantor(s) 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, Grantor(s) has hereunto set Grantor(s)' hand and seal this day and year first above written.

THE CITY OF LEESBURG, FLORIDA

BY: _____
SANNA HENDERSON, Mayor, Mayor

ATTEST: _____
BETTY RICHARDSON, City Clerk, City Clerk

{SEAL}

APPROVED AS TO FORM AND CONTENT:

FRED A. MORRISON, City Attorney

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Sanna Henderson, as Mayor, and Betty Richardson, as City Clerk, of the City of Leesburg, Florida, who acknowledged before me on the _____ day of October, 2012, that they executed the foregoing instrument, and who were either {CHECK ONE} personally known to me, or who produced _____ as identification.

NOTARY PUBLIC SIGNATURE

Commission Number

Type or print name of Notary

Commission Expiration Date