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 JAMES C. WATKINS, CLERK LAKE CO. FL
 BY DL D.C.

WARRANTY DEED

THIS INDENTURE made and executed the 2 day of November, A.D. 1995, by **Royal Oak Estates**, whose address is 2901 South Street, Leesburg, Florida 34748, hereinafter called the Grantor, to the CITY OF LEESBURG, a municipal corporation existing under the laws of the State of Florida, with its permanent Post Office address at P.O. Box 490630, Leesburg, Florida 34749-0630, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the 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 the Grantee, all that certain land situated in Lake County, Florida, and described as:

See "Exhibit A"

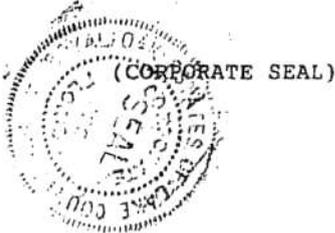
RECORDED
 RECORD VERIFIED
 LAKE COUNTY, FL
 Nov 8 8 15 AM '95
James C. Watkins
 CLERK CIRCUIT COURT

Property Appraiser's Parcel Identification No. 28-19-24-0003-040-00

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, to have and to hold the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995.

IN WITNESS WHEREOF, the said Grantor has caused its duly authorized officers to set their hands and seals on the day and year first above written.



ROYAL OAK ESTATES

By: Walter Lastition
Walter Lastition, President

Walter Lastition
(Type Name)

Attest: Mary C. Malaszek
(Name and Title)

Mary C. Malaszek
(Type Name)

WITNESSES (Two required):

Signed, sealed and delivered in the presence of:

Hazel Rimes
(Name)
Hazel Rimes
(Type Name)

Sandra H. Lovett
(Name)
Sandra H. Lovett
(Type Name)

STATE OF FLORIDA
COUNTY OF

BEFORE ME, the undersigned Notary Public, appeared Walter Lastition and _____, the President and _____, respectively, of Royal Oak Estates who acknowledged before me on the 2 day of Nov., 1995, that they executed the foregoing instrument, and they were either personally known to me or produced _____ identification.

Julie S. Bruck
NOTARY PUBLIC
Julie S. Bruck
(Type Name)

NOTARY PUBLIC
My commission expires:



JULIE S BRUCK
My Commission CC448112
Expires Mar. 28, 1999
Bonded by ANB
800-852-6878

This instrument was prepared under the direction of the Engineering Department
City of Leesburg
P.O. Box 490630
Leesburg, Florida 34749-0630

~~Return recorded document to _____~~

Exhibit "A"

Description of Lift Station Tract:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 19 South, Range 24 East, Lake County, Florida, described as follows:

From the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 28, run N00°24'06"E along the West line of said Southeast 1/4 of the Southwest 1/4, a distance of 752.10 feet; thence departing said West line run S89°35'54"E 440.61 feet to the Point of Beginning; thence N42°58'39"E 25.00 feet; thence S47°01'21"E 25.00 feet; thence S42°58'39"W 25.00 feet; thence N47°01'21"W 25.00 feet to the Point of Beginning.

Subject to all easements, rights-of-way and restrictions of record, if any.

Together with a 15.00 foot ingress/egress and utility easement described as:

A strip of land 15 feet wide being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 19 South, Range 24 East, Lake County, Florida, lying 7.5 feet on each side of the following described centerline:

From the Southwest corner of the Southeast 1/4 of the Southwest 1/4 said Section 28, run N00°24'06"E along the West line of said Southeast 1/4 of the Southwest 1/4 a distance of 752.10 feet; thence departing said West line run S89°35'54"E 440.61 feet; thence N42°58'39"E 25.00 feet; thence S47°01'21"E 16.14 feet to the Point of Beginning of aforesaid centerline; thence N38°23'53"E 65.17 feet; thence N09°02'31"E 286.44 feet; thence N23°25'11"E 94.89 feet; thence N34°39'30"E 78.50 feet; thence N40°09'04"E 38.44 feet; thence N00°33'32"W 53.77 feet to a point on the Southerly right-of-way line of State Road No. 44 and the end of aforesaid centerline.

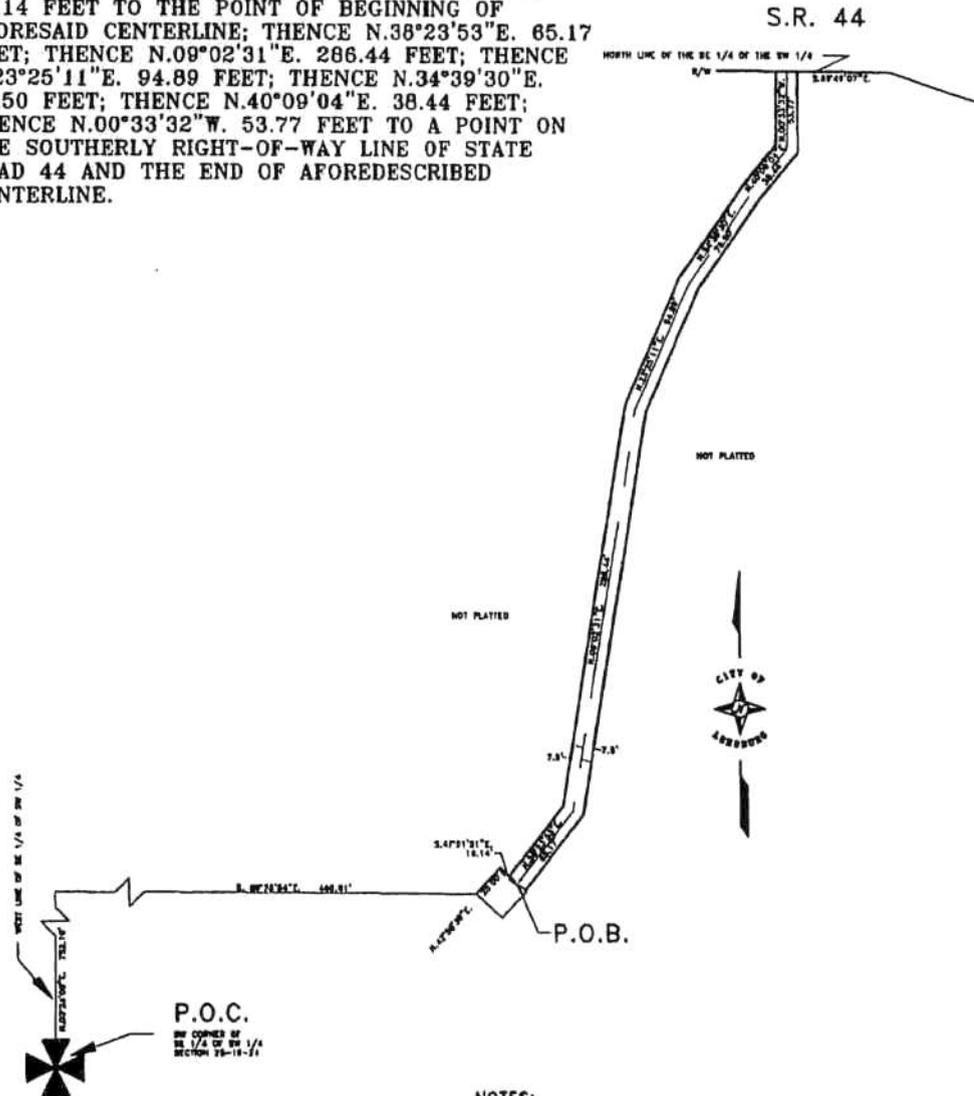
EXHIBIT "A", ATTACHMENT TO EASEMENT BY: WALTER LASSTITTON

LEGAL DESCRIPTION:

A STRIP OF LAND 15.00 FEET WIDE BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, RUN N.00°24'06"E. ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 752.10 FEET; THENCE DEPARTING SAID WEST LINE RUN S.89°35'54"E. 440.61 FEET; THENCE N.42°58'39"E. 25.00 FEET; THENCE S.47°01'21"E. 16.14 FEET TO THE POINT OF BEGINNING OF AFORESAID CENTERLINE; THENCE N.38°23'53"E. 65.17 FEET; THENCE N.09°02'31"E. 286.44 FEET; THENCE N.23°25'11"E. 94.89 FEET; THENCE N.34°39'30"E. 78.50 FEET; THENCE N.40°09'04"E. 38.44 FEET; THENCE N.00°33'32"W. 53.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 44 AND THE END OF AFORESAID CENTERLINE.

OR BOOK 1397 PAGE 703



- LEGEND**
- ⊕ - CENTERLINE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R/W - RIGHT-OF-WAY
 - S.R. - STATE ROAD

- NOTES:**
1. BEARINGS, SHOWN HEREON, ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST LINE OF SE 1/4 OF SW 1/4 OF SECTION 20-19-24, AS BEING N. 00°24'06" E.
 2. DIMENSIONS, SHOWN HEREON, ARE BASED ON A SKETCH OF DESCRIPTION PREPARED BY FARNER BARLEY & ASSOCIATES, JOB #871015, DATED 10/23/95.
 3. THIS IS NOT A SURVEY.

SECTION: 20-19-24

CITY OF LEESBURG
 ENGINEERING DEPARTMENT
 900 WEST ORANGE STREET
 LEESBURG, FLORIDA 34748-0139
 PHONE (904) 728-8788
 FAX (904) 728-8763

**SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 FROM
 WALTER LASSTITTON**

DATE: 10/30/95	SHEET NUMBER
DRAWN: J. MEIER	1
CHECKED: E.C.H.	OF
APPROVED: C.R.L.	1
SCALE: 1" = 100'	
FILE NO.: EA95002	