

FEB 24 1998 *WJL*

Orange Co FL 1998-0090727
031358 09:39:18am
OR Bk 5433 Pg 837
Rec 33.00 DSC .70

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Miranda F. Fitzgerald, Esquire
Lowndes, Drosdick, Doster, Kantor
& Reed, Professional Association
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809

Property Appraisers Parcel

ID Number: 11-24-28-0000-00-001
11-24-28-0000-00-003
11-24-28-0000-00-004
11-24-28-0000-00-011

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So.2d 991, (Fla. 1993).

WARRANTY DEED (Revised)

THIS WARRANTY DEED made the 18th day of February, 1998, by SEBELLE SMITH DYMMEK, whose post office address is 491 Will Barber Road, Kissimmee, Florida 34744, DOSIA MAE SMITH JIMENEZ, f/k/a DOSIA MAE SMITH, whose post office address is P.O. Box 420520, Kissimmee, Florida 34742, and MIRANDA ROSE SMITH BAILEY, f/k/a MIRANDA ROSE SMITH whose post office address P.O. Box 1827, Telluride, Colorado 81435, are hereinafter called the Grantors, to ORANGE COUNTY, FLORIDA, a political subdivision of the state of Florida, whose post office address is Post Office Box 1393, Orlando, Florida 32801, hereinafter called Grantee:

[Whenever used herein the terms "Grantors" 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 Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, for public road right-of-way and attendant drainage and public transportation purposes, all that certain land situate in Orange County, Florida, viz:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land that the Grantors hereby fully warrant 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 whatsoever, save and except only for the following, to wit:

1. Any platted streets or existing rights-of-way.
2. Ad valorem real property taxes for the year 1998 (which became a lien on said lands as of January 1, 1998) and any taxes or assessments levied on said lands subsequent to the date hereof.
3. Electrical transmission and distribution easements and drainage easements.

RETURN TO REAL ESTATE
MANAGEMENT DEPARTMENT

4. Restrictions of record but this reference shall not serve to reimpose the same.
5. Any and all matters occurring during ownership of that Segment "D" previously conveyed to Orange County pursuant to the Warranty Deed dated August 8, 1996 at OR Book 5235, Pages 2393, 2397 and 2401, public records of Orange County, Florida.

THIS WARRANTY DEED IS GIVEN TO ACCOMPLISH MINOR REALIGNMENTS OF PORTIONS OF THE SEGMENT "D" PREVIOUSLY CONVEYED TO ORANGE COUNTY VIA THE AUGUST 8, 1996 DEEDS AND SHALL NOT BE EFFECTIVE UNLESS AND UNTIL ORANGE COUNTY HAS CONVEYED TO GRANTORS THE SEGMENT "D" DESCRIBED IN THE AUGUST 8, 1996 DEED.

This Warranty Deed may be executed in counterparts, all of which taken together shall constitute one and the same instrument; and any of the Grantors may execute this document by signing any such counterpart.

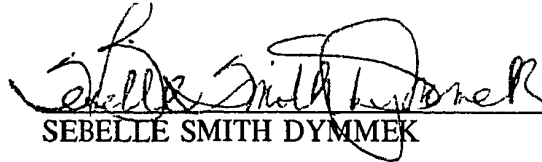
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

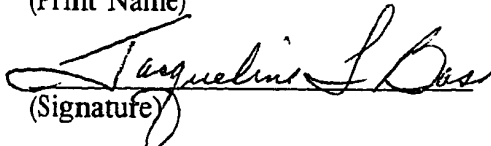
OR Bk 5433 Pg 838
Orange Co FL 1998-0090727

Signed, sealed and delivered
in our presence:


(Signature)

SADIE D. FLEMING
(Print Name)

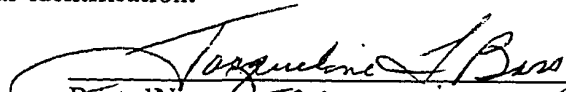

SEBELLE SMITH DYMMEK


(Signature)

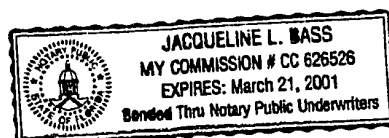
JACQUELINE L. BASS
(Print Name)

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 17th day of FEBRUARY, 1998, by SEBELLE SMITH DYMMEK, who is personally known to me or who has produced her _____ as identification.


Printed Name JACQUELINE L. BASS
Notary Public, State of Florida
Commission No. CC 626526
My Commission expires: 3/21/01

(Notary Seal)



Dawn R. Trujillo
(Signature)

Dawn R. Trujillo
(Print Name)

Monica J. Rason
(Signature)

Monica J. Rason
(Print Name)

Dosia Mae Smith Jimenez
DOSIA MAE SMITH JIMENEZ, f/k/a
DOSIA MAE SMITH

OR Bk 5433 Pg 839
Orange Co FL 1998-0090727

STATE OF ~~FLORIDA~~ NEW MEXICO
COUNTY OF SAN MIGUEL

The foregoing instrument was acknowledged before me this 18th day of FEBRUARY, 1998, by DOSIA MAE SMITH JIMENEZ, f/k/a DOSIA MAE SMITH, who is personally known to me or who has produced her Drivers License as identification.

Monica J. Rason
Printed Name: Monica J. Rason
Notary Public, State of ~~Florida~~ NEW MEXICO
Commission No. _____
My Commission expires: 01-2099

(Notary Seal)

[Signature]
(Signature)

KEN BAILEY
(Print Name)

Miranda Rose Smith Bailey
MIRANDA ROSE SMITH BAILEY, f/k/a
MIRANDA ROSE SMITH

OR Bk 5433 Pg 840
Orange Co FL 1998-0090727

Jill Marie Gumban
(Signature)

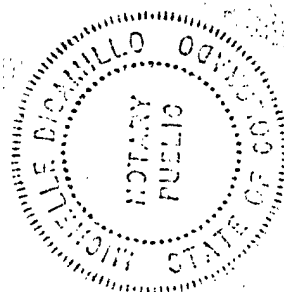
JILL MARIE Gumban
(Print Name)

STATE OF COLORADO
COUNTY OF San Miguel

The foregoing instrument was acknowledged before me this 17th day of Feb, 1998, by MIRANDA ROSE SMITH BAILEY, f/k/a MIRANDA ROSE SMITH, who is personally known to me or who has produced her Driver's license as identification.

Michelle Dicamillo
Printed Name: Michelle Dicamillo
Notary Public, State of Colorado
Commission No. _____
My Commission expires: 2-23-00

(Notary Seal)



(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY:

Linda W. Chapin
County Chairman

DATE:

FEB 24 1998

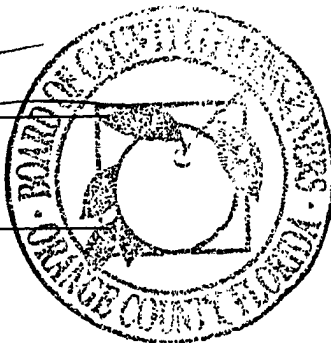
ATTEST:

Martha O. Haynie
Orange County Comptroller
Clerk to the Board

BY:

Rosilyn M. Stapleton
Deputy Clerk

Rosilyn M. Stapleton
Printed Name



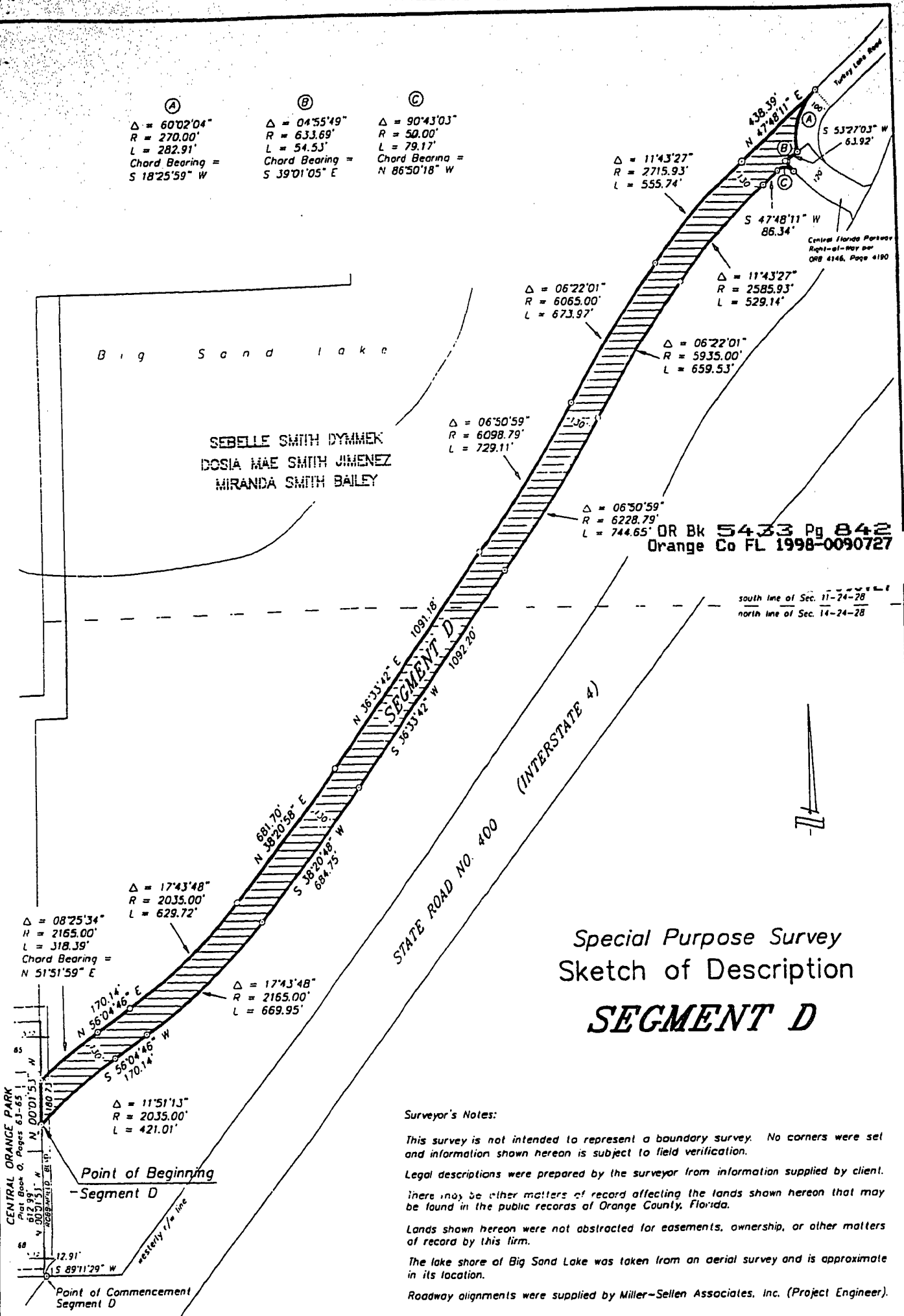
OR Bk 5433 Pg 841
Orange Co FL 1998-0090727

027106/54353/0342885

(A) $\Delta = 60^{\circ}02'04''$
 $R = 270.00'$
 $L = 282.91'$
 Chord Bearing =
 $S 18^{\circ}25'59'' W$

(B) $\Delta = 04^{\circ}55'49''$
 $R = 633.69'$
 $L = 54.53'$
 Chord Bearing =
 $S 39^{\circ}01'05'' E$

(C) $\Delta = 90^{\circ}43'03''$
 $R = 50.00'$
 $L = 79.17'$
 Chord Bearing =
 $N 86^{\circ}50'18'' W$



PREPARED FOR:

Gray, Harris & Robinson



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO

9643R

SHEET

7 of 8

DATE

8/6/96

SCALE

1" = 500'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

[Signature]

A CLAYTON GRUBB

REG. FILE NO. 4238

EXHIBIT "A"

SEGMENT D

A portion of Sections 11 and 14, Township 24 South, Range 28 East, together with the East 5.12 feet of Blocks 65, 66, 67 and 68, of the plat of "CENTRAL ORANGE PARK", according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said "CENTRAL ORANGE PARK"; thence run S 89°11'29" W, along the south boundary line of said "CENTRAL ORANGE PARK", a distance of 12.91 feet; thence run N 00°01'53" W, (on a line being 5.12 feet west of the west right-of-way line of Robinfield Boulevard), a distance of 612.91 feet for the **POINT OF BEGINNING**; thence continue N 00°01'53" W, (parallel with the west right-of-way line of Robinfield Boulevard) a distance of 180.73 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 2165.00 feet and a central angle of 08°25'34"; thence on a chord bearing of N 51°51'59" E, run 318.39 feet along the arc of said curve to the point of tangency thereof; thence run N 56°04'46" E, a distance of 170.14 feet to the point of curvature of a curve, concave northwesterly, having a radius of 2035.00 feet and a central angle of 17°43'48"; thence run northeasterly, along the arc of said curve, a distance of 629.72 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 681.70 feet; thence run N 36°33'42" E, a distance of 1091.18 feet to the point of curvature of a curve, concave northwesterly, having a radius of 6098.79 feet and a central angle of 06°50'59"; thence run northeasterly, along the arc of said curve, a distance of 729.11 feet to the point of reverse curvature with a curve, concave southeasterly, having a radius of 6065.00 feet and a central angle of 06°22'01"; thence run northeasterly, along the arc of said curve, a distance of 673.97 feet to the point of compound curvature with a curve, concave southeasterly, having a radius of 2715.93 feet and a central angle of 11°43'27"; thence run northeasterly, along the arc of said curve, a distance of 555.74 feet to the point of tangency thereof; thence run N 47°48'11" E, a distance of 438.39 feet to a point on the northwesterly right-of-way line of Turkey Lake Road; said point lying on a non-tangent curve, concave southeasterly, having a radius of 270.00 feet and a central angle of 60°02'01"; thence on a chord bearing of S 18°25'59" W, run 282.90 feet along the arc of said curve to a point on the westerly right-of-way line of Central Florida Parkway, as recorded in Official Records Book 4146, Page 4190, Public Records of Orange County, Florida; thence run southerly along said westerly right-of-way line, the following two (2) courses and distances S 53°27'03" W, a distance of 63.92 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 633.69 feet and a central angle of 04°55'49"; thence on a chord bearing of S 39°00'52" E, run 54.53 feet along the arc of said curve to a point on a non-tangent curve, concave southerly, having a radius of 50.00 feet and a central angle of 90°43'03"; thence on a chord bearing of N 86°50'18" W, run 79.17 feet along the arc of said curve to the point of tangency thereof; thence run S 47°48'11" W, a distance of 86.34 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2585.93 feet and a central angle of 11°43'27"; thence run southwesterly, along the arc of said curve, a distance of 529.14 feet to the point of compound curvature with a curve, concave southeasterly, having a radius of 5935.00 feet and a central angle of 06°22'01"; thence run southwesterly, along the arc of said curve, a distance of 659.53 feet to the point of reverse curvature with a curve, concave northwesterly, having a radius of 6228.79 feet and a central angle of 06°50'59"; thence run southwesterly, along the arc of said curve, a distance of 744.65 feet to the point of tangency thereof; thence run S 36°33'42" W, a distance of 1092.20 feet; thence run S 38°20'58" W, a distance of 684.75 feet to the point of curvature of a curve, concave northwesterly, having a radius of 2165.00 feet and a central angle of 17°43'48"; thence run southwesterly, along the arc of said curve, a distance of 669.95 feet to the point of tangency thereof; thence run S 56°04'46" W, a distance of 170.14 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2035.00 feet and a central angle of 11°51'13"; thence run southwesterly, along the arc of said curve, a distance of 421.01 feet to the **POINT OF BEGINNING**.

Less existing rights-of-way

Containing 15.48 acres, more or less.

OR Bk 5433 Pg 843
Orange Co FL 1998-0090727

Recorded - Martha O. Haynie