

PROPERTY APPRAISER'S
IDENTIFICATION FOLIO
NUMBER(S):

03-25-31-4260-0001-0010 03-25-31-4260-0001-0110
03-25-31-4260-0001-0060 03-25-31-4260-0001-0220
03-25-31-4260-0001-0100

WARRANTY DEED

THIS WARRANTY DEED, made and executed as of the 4th day of April 1994, by KAPPA INVESTMENTS, INC, as to an undivided 44.6474% interest and MAURY L. CARTER and PAMELA LEE WRAY, as Trustees to an undivided 27.6763% interest and DARYL M. CARTER and PAMELA LEE WRAY, as Trustees as to an undivided 27.6763% interest, whose address is Post Office Box 568821, Orlando, Florida 32856-8821, collectively the "Grantor" to OSCEOLA COUNTY, a political subdivision within the State of Florida, whose address is 17 S. Vernon Avenue, Kissimmee, FL 34741, "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, public bodies, trusts and quasi-public bodies.)

WITNESSETH:

That the Grantor (in the undivided percentage interests described above), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's successors and assigns forever, all that certain land situate in Osceola County, Florida, viz:

That property more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as "the Property" or "said land").

TOGETHER WITH all tenements, hereditaments, improvements, oil, gas and mineral rights, timber rights, water rights, riparian rights, levees, dikes, canals, streams, ditches and other water bodies, alleys, roads, streets and easements, fixtures, approvals, rights of way, licenses, privileges and appurtenances thereto belonging or in anywise appertaining, including without limitation of the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any street, alley, road or avenue (before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated).

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

BY ACCEPTANCE of this Warranty Deed, Grantee herein hereby agrees that the use of the Property described herein shall be subject to the covenants and restrictions as set forth in that certain Grant Award Agreement recorded in Official Record Book 1180, Page 78-89, Public Records of Osceola County, Florida. These covenants and restrictions shall run with the Property herein described. If any of the covenants and restrictions of the Grant Award Agreement are violated by the Grantee or by some third party with the

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

T. Michael Woods, Esq.
Attorney at Law
333 N. Orange Avenue, Suite 208
Orlando, FL 32801
(407) 246-1812

knowledge of the Grantee, fee simple title to the Property described herein shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida in accordance with the Grant Award Agreement without further notice to Grantee, its successors and assigns, and Grantee, its successors and assigns shall forfeit all right, title and interest in and to the Property described herein.

AND the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby warrants and represents that none of them nor any member of their families reside upon said land and that said land is not homestead property as defined under Florida Constitution 1968, Article X, Section 4.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

KAPPA Investments, Inc.

Maryann Moss
Name: Maryann MOSS

Maury L. Carter
by: Maury L. Carter
its: Vice President

Matthew Mayberry
Name: Matthew Mayberry

Maryann Moss
Name: Maryann MOSS

Maury L. Carter
Maury L. Carter, Individually and as Trustee with Pamela Lee Wray

Matthew Mayberry
Name: Matthew Mayberry

Maryann Moss
Name: Maryann MOSS

Pamela Lee Wray
Pamela Lee Wray, Individually and as Trustee with Maury L. Carter

Matthew Mayberry
Name: Matthew Mayberry

Maryann Moss
Name: Maryann MOSS

Daryl M. Carter
Daryl M. Carter, Individually and as Trustee with Pamela Lee Wray

Matthew Mayberry
Name: Matthew Mayberry

Maryann Moss
Name: Maryann MOSS

Pamela Lee Wray
Pamela Lee Wray, Individually and as Trustee with Daryl M. Carter

Matthew Mayberry
Name: Matthew Mayberry

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of April, 1994, by MAURY L. CARTER, as Vice President of KAPPA Investments, Inc., who is personally known to me or who has produced ~~as identification~~ and who did (did not) take an oath.

NOTARY PUBLIC:

Michael Woods
MICHAEL WOODS

Notary Public, State of Florida
My comm. expires May 17, 1995
Comm. No. CC099692

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 1ST day of April, 1994, by MAURY L. CARTER, Individually and as Trustee with Pamela Lee Wray, who is personally known to me or who has produced ~~as identification~~ and who did (did not) take an oath.

NOTARY PUBLIC:

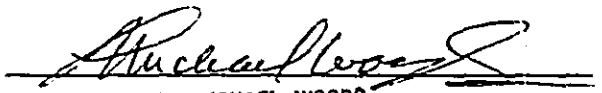


T. MICHAEL WOODS
Notary Public, State of Florida
My comm. expires May 17, 1995
Comm. No. CC099692

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 1ST day of April, 1994, by PAMELA LEE WRAY, Individually and as Trustee with Maury L. Carter, who is personally known to me or who has produced ~~as identification~~ and who did (did not) take an oath.

NOTARY PUBLIC:



T. MICHAEL WOODS
Notary Public, State of Florida
My comm. expires May 17, 1995
Comm. No. CC099692

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 1ST day of April, 1994, by DARYL M. CARTER, Individually and as Trustee with Pamela Lee Wray, who is personally known to me or who has produced ~~as identification~~ and who did (did not) take an oath.

NOTARY PUBLIC:



T. MICHAEL WOODS
Notary Public, State of Florida
My comm. expires May 17, 1995
Comm. No. CC099692

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 1ST day of April, 1994, by PAMELA LEE WRAY, Individually and as Trustee with Daryl M. Carter, who is personally known to me or who has produced ~~as identification~~ and who did (did not) take an oath.

NOTARY PUBLIC:



T. MICHAEL WOODS
Notary Public, State of Florida
My comm. expires May 17, 1995
Comm. No. CC099692

EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, and 64 in Section 3, Township 25 South, Range 31 East according to the NEW AND CORRECTED MAP OF NARCOOSSEE, as filed and recorded in the Office of the Clerk of the Circuit court of Osceola County, Florida, in Plat Book 1, Pages 73 and 74, Public Records of Osceola County, Florida; Together with all land adjoining the above described lots formerly shown as roads on said NEW AND CORRECTED MAP OF NARCOOSSEE which have heretofore been vacated, abandoned, closed and discontinued as public roads.

All in Osceola County, Florida.

COPIES