

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that, **Hanover Cypress Oaks, LLC**, a Florida limited liability company, of 2420 Lakemont Avenue, Suite 450, Orlando, Florida 32814, hereinafter called "Developer", party of the first part, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, to it paid by the CITY OF GROVELAND, FLORIDA, a Florida municipal corporation, party of the second part, the receipt whereof is hereby acknowledged, has conveyed, sold, bargained, granted, assigned, remised, released and quit-claimed unto the party of the second part, its successors and assigns, all pipelines, pipes, tees, bends, manholes, hydrants, valves and all other equipment and appurtenances used or useful for and/or in connection with the water mains, reuse mains, sanitary sewage mains, including sewer service laterals installed within utility easements and street rights-of-way, and connection up to and including the individual water meters constructed and installed by Developer, its agents and employees, or constructed and installed pursuant to contracts with or for the benefit of Developer, in the following described property in Lake County, Florida to wit:

**Project Name: Cypress Oaks Phase I**

**Cypress Oaks Phase I according to the plat thereof, as recorded in Plat Book XX , Pages XX - XX , of the Public Records of Lake County, Florida**

TOGETHER with all of the rights of the party of the first part arising out of any and all guarantees, performance bonds, contracts, and agreements of the party of the first part in connection with said property.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the party of the first part, in and to and in connection with the above described property.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever.

AND the said party of the first part does for itself and its successors warrant and covenant, to and with the said party of the second part, its successors and assigns, that it is the lawful owner of the above described property and that it may and does hereby lawfully convey good title to said property to said party of the second part.

THE party of the first part represents that any and all facilities or systems located in, or upon, or within the conveyed property are free from all patent design, construction or other defects. The party of the first part hereby represents to the party of the second part that it has no knowledge of any latent defects. The party of the first part hereby assigns, transfers, and conveys to the party of the second part any and all

rights against any and all firms or entities which may have caused such latent or patent defects including, but not limited to, any and all warranties, claims, and other forms of indemnification.

FURTHER, the party of the first part accepts responsibility over and agrees to indemnify and hold the party of the second part harmless from and against any and all damages, liabilities, costs, and matters relating to patent defects in any way relating to or arising from this conveyance.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**HANOVER CYPRESS OAKS, LLC**, a  
Florida limited liability company

BY: \_\_\_\_\_  
William S. Orosz, Jr., President

Witness Signature

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Witness Signature

\_\_\_\_\_

Printed Name

\_\_\_\_\_

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by William S. Orosz Jr., as President of HANOVER CYPRESS OAKS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_

NOTARY PUBLIC Signature

\_\_\_\_\_

Printed Name