

RETURN

THIS INSTRUMENT PREPARED
BY AND PLEASE RETURN TO:
LEONARD H. BAIRD, JR.
Attorney at Law
P. O. Drawer 121066
Clermont, Florida 34712-1066
(352) 394-2114

Property Appraisers Parcel No.:

0122243801-001-00000,
0122243801-017-00000,
0122243905-008-00000,
1522250002-000-02800, and
1522250002-000-02900

WARRANTY DEED

This Indenture, Made this 31st day of December, 2013
Between, R. E. OSWALT AND GLORIA L. OSWALT, HIS WIFE
of the County of Lake, State of Florida, parties of the first,
and HANOVER CYPRESS OAKS, LLC,
a Florida limited liability company
of the County of Orange, State of Florida, whose post office
address is:2420 S. Lakemont Avenue, Suite 450, Orlando, FL 32814
party of the second part.

Witnesseth, That the said parties of the first part, for and in
consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to
them in hand paid by the said party of the second part, the
receipt whereof is hereby acknowledged, have granted, bargained,
and sold to the said party of the second part, its heirs and
assigns forever, the following described land, situate, and being
in the County of Lake, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
SUBJECT TO general taxes and special taxes and assessments subsequent to the
year 2013.
SUBJECT TO Easements of record, this reference to which shall not act to
reimpose the same.
And the said parties of the first part do hereby fully warrant
the title to said land, and will defend the same against the
lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have
hereunto set their hands and seals the day and year first above
written.

Signed, sealed and delivered
in the presence of:

Witness#1 Signature

Leonard H. Baird, Jr.
Witness#1 Printed Name

Rachel P. Eller
Witness#2 Signature

Rachel P. Eller
Witness#2 Printed Name

R. E. Oswalt
R. E. OSWALT
P. O. Box 120786
Clermont, FL 34712

Gloria L. Oswalt
GLORIA L. OSWALT
P. O. Box 120786
Clermont, FL 34712

STATE OF FLORIDA)
: SS.
COUNTY OF LAKE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared R. E. OSWALT
AND GLORIA L. OSWALT, HIS WIFE, known to me to be the persons described in and
who executed the foregoing instrument, who acknowledged before me that they
executed the same, who are personally known to me.

Witness my hand and official seal this 31st day of December, 2013.

Rachel P. Eller
Notary Public



EXHIBIT A

Parcel I:

The NW 1/4 of the NW 1/4 of Section 15, Township 22 South, Range 25 East, being otherwise described as Tracts 1, 2, 15 and 16, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

Parcel II:

Tracts 17 and 18, in Section 15, Township 22 South, Range 25 East, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

And

The fractional West 1/2 of the SE 1/4 of NW 1/4 lying North of the Seaboard Coastline Railroad (formerly Atlantic Coastline Railroad), in Section 15, Township 22 South, Range 25 East, Lake County, Florida.

And

That Part of the former Atlantic Coastline Railroad right of way line within the West 1/2 of the SE 1/4 of the NW 1/4 in Section 15, Township 22 South, Range 25 East, Lake County, Florida.

LESS AND EXCEPT that portion described in the Order of Taking recorded in Official Records Book 4255, Page 1994, Public Records of Lake County, Florida, being more particularly described as follows:

That portion of the Lands as described in Official Records Book 2486, Page 677, Public Records of Lake County, Florida, and lying in Section 15, Township 22 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 15; Thence on a bearing related to Florida Grid East zone, run N00°13'38"E along the west line of said Southeast 1/4 of the Northwest 1/4, a distance of 5.49 feet for the Point of Beginning; Thence continue along said west line N00°13'38"E a distance of 60.58 feet to the Southerly pavement of Jack Underwood Road as it exists this date; Thence departing said west line run N52°36'58"E a distance of 145.94 feet to a non tangent curve concave southerly and having a radius of 45.77 feet and to which a radial line bears N35°38'55"W; thence run easterly along the arc of said curve and southerly edge of pavement through a central angle of 88°06'29" an arc distance of 70.39 feet; thence departing said southerly edge of pavement run S52°01'15"W a distance of 227.31 feet to the Point of beginning.

ALSO LESS AND EXCEPT that portion described in the Order of Taking recorded in Official Records Book 4255, Page 1994, Public Records of Lake County, Florida, being more particularly described as follows:

That portion of the Lands as described in Official Records Book 2486, Page 677, Public Records of Lake County, Florida, and lying in Section 15, Township 22 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 15; Thence on a bearing related to Florida Grid East zone, run N00°13'38"E along the west line of said Southeast 1/4 of the Northwest 1/4, a distance of 5.49 feet; Thence departing said west line run N52°01'58"E a distance of 247.74 feet to the Easterly edge of pavement of Jack Underwood road as it exists this date, said point being the Point of Beginning; thence run along said Easterly edge of pavement the following six (6) courses, N42°18'15"W a distance of 4.45 feet; thence run N06°56'02"E a distance of 4.93 feet; thence run N45°02'04"W a distance of 14.85; Thence run S47°34'18"W a distance of 2.97 feet; Thence run N41°09'42"W a distance of 10.48 feet to the point of curvature of a curve concave easterly and having a radius of 10.79 feet; Thence run northerly along the arc of said curve through a central angle of 34°13'29" an arc distance of 6.45 feet; thence departing said Easterly edge of pavement run N52°15'04"E a distance of 317.97 feet to the point of curvature of a non-tangent curve concave southeasterly and having a radius of 2830.08 feet, to which a radial line bears N37°33'05"W; Thence run along the arc of said curve through a central angle of 5°54'38" an arc distance of 291.44 feet to the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 15; Thence run S00°12'28"W along said East line a distance of 46.38 feet, said point being situated on a non-tangent curve concave southeasterly and having a radius of 2839.93 feet and to which a radial line bears N31°54'55"W; Thence departing said East line run southwesterly along the arc of said curve through a central angle of 6°03'50" an arc distance of 300.56 feet to the point of tangency; Thence run S52°01'15"W a distance of 279.91 feet to the Point of Beginning.

Parcel III

The East 1/2 (E1/2) of the Northeast Quarter (NE 1/4) of the Northeast (NE 1/4) of Section 16, Township 22 South Range 25 East in Lake County, Florida; being otherwise described as Tracts 8 and 9 of Section 16, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

And

Parcel IV

The North twenty (20) acres of all that portion of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 15, Township 22 South, Range 25 East, lying North of the right of way of Atlantic Coast Line Railroad in Lake County, Florida.