

PREPARED BY & RETURN TO:
C. NICK ASMA , ESQUIRE
ASMA & ASMA P.A.
884 S. Dillard Street
Winter Garden, Fl 34787

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, R & J GROVELAND, LLC, a Florida Limited liability company whose address is 200 South Orange Avenue Suite 800 Orlando Florida 32801 (“Grantor”) has on this _____ day of _____, 2015 sold and by these presents does hereby sell, transfer, and convey unto THE CITY OF GROVELAND, a Florida Municipal Corporation existing under the laws of the State of Florida whose address is 156 S. Lake Ave. Groveland Florida 34736 (“Grantee”) the following described real property, to-wit:

Tract F & Tract I of Lake Douglas Preserve as recorded in Plat Book _____, Page _____, Public Records of Lake County Florida and as more particularly described in attached Exhibit “A”.

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 whomever.

(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.)

IN WITNESS WHEREOF, Grantor has set their hands and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of :

WITNESS:

R & J GROVELAND, LLC

Signature

BY: _____

Printed Name: _____

Printed Name:

Its: _____

Signature

Printed Name
STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by _____ as _____ of R & J GROVELAND, LLC. Said person is [] personally known to me or [] produced _____ as identification.

Signature of Notary Public, State of Florida

(seal)

My Commission Expires: _____

Exhibit "A"
Legal Description

DESCRIPTION:

THAT PART OF TRACTS 39 AND 40 LYING SOUTH OF HIGHWAY 50, AND ALL OF TRACTS 41 AND 42, SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH;

THE VACATED 12 FOOT RIGHT OF WAY ALONG THE WEST SIDE OF TRACTS 39 AND 42 LYING SOUTH OF HIGHWAY 50, SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING 35.17 ACRES MORE OR LESS.