

Prepared by and return to:  
C. Nick Asma Esquire  
Asma & Asma PA  
884 S Dillard Street  
Winter Garden Florida 34787

## **BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that

R & J GROVELAND, LLC, (“Transferor”), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CITY OF GROVELAND (the “City”), the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the City, its successors and assigns, all those certain goods and chattels located on or benefiting that certain real property (the “Real Property”) located in the County of Lake, State of Florida, as more particularly described in Exhibit “A”, attached hereto and made a part hereof, such goods and chattels described as follows:

All pipelines, pipes, tees, ells, manholes, connections, cut-offs, fire hydrants, valves, lift stations and all other equipment used or useful for and/or in connection with the water distribution system and/or wastewater collection system constructed and installed by Transferor, as described in Exhibit “B” attached hereto and made a part hereof.

It is the purpose and intent of the Transferor to convey to the City, by this Bill of Sale, all property comprising said water distribution system and/or wastewater collection system to and within the Real Property, together with all rights of the Transferor arising out of any and all guarantees, performance bonds, contracts and agreements of Transferor in connection with said water supply distribution and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of any kind and nature of Transferor, in and relating to connection with the aforesaid water distribution system and/or wastewater collection system.

TO HAVE AND TO HOLD the same unto the City, its successors and assigns, forever.

AND TRANSFEROR does for itself, its successors and assigns, covenant to and with the City, its successors and assigns, that Transferor is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said property hereby made, unto the City, its successors and assigns, against the claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Transferor has caused this Bill of Sale to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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.

# Exhibit "B"

