

June 22, 2007

Lake County  
County Attorney's Office  
PO Box 7800  
Tavares, Florida 32778

Re: Yetter/Lake County  
Ownership and Encumbrance Report

Dear Sirs or Madams:

In accordance with Section 177.041, Florida Statutes, this is to certify that this firm has examined title to the land described below and finds as of April 26, 2007 at 11:00 p.m. the following:

1. **Record Title to the Land** is in Lawrence D. Yetter and Shirleen Yetter, his wife, by deed dated March 24<sup>th</sup>, 1987, recorded on April 2, 1987, in Official Records Book 914, Page 352, Public Records of Lake County, Florida.
2. **Legal Description:** See Exhibit "A" attached hereto and made a part hereof.
  - a. **Mortgages Not Satisfied or Released of Record:**  
  
NONE
3. **Fee simple title is subject to:**
  - a. Taxes for the year of the effective date of this letter and taxes or special assessments which are not shown as existing liens by the public records.
  - b. Rights or claims of parties in possession not shown by the public records.
  - c. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

- d. Easements or claims of easements not shown by the public records and any and all other encumbrances to title shown or not shown by the public records occurring prior to the period of examination.
- e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- f. Any lien in favor of any city, town, or village for unpaid services for any water systems, sewer systems, or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
- g. Matters contained on the Plat of Map of Manhattan, as recorded in Plat Book 2, Page 13, Public Records of Lake County, Florida.
- h. Temporary Non-Exclusive Easement Deed and Perpetual Grading Easement recorded in Official Records Book 2318, Page 904, Public Records of Lake County, Florida.
- i. Water and/or Sewer Easement recorded in Official Records Book 2577, Page 2336, Public Records of Lake County, Florida.
- j. If the subject property is submerged, or was at any time submerged, or that there is water in, upon or adjacent to the property.

Real Property taxes are paid through December 31, 2006.  
Parcel ID#07-15-27-2100-000-07200  
Assessed Value: \$138,096.00  
Gross Tax: \$2,615.16  
Payment Status: Paid for 2006.  
Delinquent Taxes: None

## **Exhibit "A"**

**Lot 72, according to the Plat of the Map of Manhattan, according to the map or plat thereof, recorded in Plat Book 2, Page 13, lying and being in Section 21, Township 16 South, Range 28 East, Public Records of Lake County, Florida.**

### **LESS AND EXCEPT:**

**Begin at the Northeast corner of Lot 72, according to the Plat of the Map of Manhattan, recorded in Plat Book 2, Page 2, and also in Plat Book 2, Page 13, Public Records of Lake County, Florida; run thence South a distance of 20.00 feet to a point, said point being the Point of Beginning of this description and said point also being on the West right-of-way line of Lackey Road, according to the Plat of Dexter Estates, recorded in Plat Book 18, Page 48, Public Records of Lake County, Florida; run thence South a distance of 30.00 feet along said West right-of-way line of Lackey Road, to a point hereinafter known as Point "A"; return to the Point of Beginning; run thence West along the North line of Lot 72, of said Plat of the Map of Manhattan, a distance of 100.00 feet; run thence Southeasterly in a straight line to connect with the aforesaid Point "A" and end of this description; all lying and being in Section 21, Township 16 South, Range 28 East, Lake County, Florida.**

THIS INSTRUMENT WAS PREPARED BY:

BERNARD S. PAUL

BOOK 914 PAGE 352

WARRANTY DEED

REC  
DOC  
100

87 14970

THIS INDENTURE made this 24<sup>th</sup> day of March, 1987, between JUNE B. TERRELL, individually and as Personal Representative of the Estate of DOROTHEA BRYAN, deceased, of the County of Leon, State of Florida, and LON B. BRYAN, III and JANICE P. BRYAN, as Co-Personal Representatives of the Estate of LONNIE BENJAMIN BRYAN, JR., of the County of Duval, State of Florida, parties of the first part, and LAWRENCE D. YETTER and SHIRLEEN YETTER, his wife, 7390 State Road 84, Fort Lauderdale, Florida, 33317, County of Broward, State of Florida, parties of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Lake, State of Florida, to wit:

Lot 72, Section 21, Townships 15 and 16 South,  
Ranges 27 and 28 East of the Tallahassee Meridian,  
Lake County, Florida.

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 AND SEALED  
IN OUR PRESENCE:

THE ESTATE OF DOROTHEA BRYAN,  
deceased

Dorothy L. Alvin  
Kathleen B. Hornum  
Dorothy L. Alvin  
Kathleen B. Hornum

By: June B. Terrell  
JUNE B. TERRELL as Personal  
Representative

June B. Terrell  
JUNE B. TERRELL, individually

ESTATE OF LONNIE BENJAMIN BRYAN,  
JR.

Mary L. Meyer  
Mary L. Meyer

By: L. B. Bryan  
LON B. BRYAN, III, Co-  
Personal Representative

By: Janice P. Bryan  
JANICE P. BRYAN, Co-Personal  
Representative

STATE OF FLORIDA  
COUNTY OF LEON

BEFORE ME personally appeared JUNE B. TERRELL, individually and as Personal Representative of the Estate of DOROTHEA BRYAN, deceased, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and

APR 2 2 50 PM '87

91-4-353

acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 24<sup>th</sup> day of MARCH, 1987, at Tallahassee, County and State aforesaid.

Cheryl Hartwood  
Notary Public, State of Florida

My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: DEC. 28, 1990.  
RENEWED THRU NOTARY PUBLIC UNDERWRITERS  
STATE OF FLORIDA

COUNTY OF DUVAL

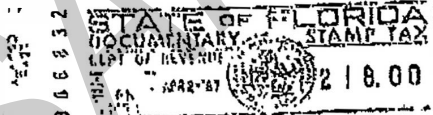
BEFORE ME personally appeared LON B. BRYAN, III and JANICE P. BRYAN, as Co-Personal Representatives of the Estate of LOWMYER BENJAMIN BRYAN, JR., to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 24<sup>th</sup> day of MARCH, 1987, at Jacksonville, County and State aforesaid.

L. B. Bryan  
Notary Public, State of Florida

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires July 10, 1989



07-16-27-2100-000-07200  
Dexter Rd. #9589 Project

This instrument prepared by:  
James A. Stivender, Jr., P.E./P.L.S.,  
Lake County Public Works Dept.  
123 N. Sinclair Ave., Tavares, FL 32778  
Return to: RW Office

CFN 2003059241  
Bk 02318 Pgs 0904 - 907; (4pgs)  
DATE: 05/13/2003 02:27:59 PM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 17.00  
TRUST FUND 2.50  
DEED DOC 0.70

**TEMPORARY NON-EXCLUSIVE CONSTRUCTION EASEMENT DEED  
AND PERPETUAL GRADING EASEMENT**

THIS INDENTURE, made this 13<sup>th</sup> day of May, 2003, between  
LAWRENCE D. YETTER and SHIRLEEN YETTER, His wife  
P.O. Box 528, Astor, FL 32102

County of Lake, State of Florida,  
hereinafter referred to as "Grantor"; and

LAKE COUNTY, a political subdivision of the State of Florida, P.O. Box 7800,  
Tavares, Florida 32778-7800, hereinafter referred to as "Grantee".

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS  
(\$10.00) and other good and valuable consideration, the receipt and adequacy of which  
are hereby acknowledged, has granted, bargained, sold, and conveyed to Grantee, its  
successors and assigns, the following described easement, situate, lying and being in Lake  
County, Florida:

**AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN**

The temporary construction easement is granted for the purpose of allowing the  
Grantee to enter said property with people and equipment to grade and provide adequate  
slopes during the construction of the road alignment Project. Further, a perpetual  
grading easement shall be given to the Grantee for the purpose of maintaining the finished  
grades resulting from the construction of the road alignment Project. In no event shall  
the temporary construction easement require the Grantee to return the property to its pre-  
construction grade.

The temporary construction easement shall expire upon the completion of the  
above-described activity, or November 30, 2003, whichever comes first. However, the  
change in the grade of the property shall be permitted as part of a perpetual grading  
easement.

IN WITNESS WHEREOF, Grantor has executed this instrument in the manner  
provided by law, on the day and year first above written. Signed, Sealed, and Delivered  
in our presence as witnesses:

Witnesses:

1 sign Judith Law  
 print name Judith Law  
 2 sign Donna Bailey  
 print name Donna Bailey

Grantor(s):

Lawrence D. Yetter (Seal)  
 LAWRENCE D. YETTER

Witnesses:

1 sign Judith Law  
 print name Judith Law  
 2 sign Donna Bailey  
 print name Donna Bailey

Grantor(s):

Shirleen Yetter (Seal)  
 SHIRLEEN YETTER

State of Florida )  
 County of Lake )

The foregoing instrument was acknowledged before me the 13<sup>th</sup> day of May  
 2003, by LAWRENCE D. YETTER and SHIRLEEN YETTER, who are personally known  
 to me or who have produced A.I.D. driver's license as identification.

[Signature]  
 Notary Public (Signature)  
 Print Name:  
 Title or Rank:  
 Serial Number, if any:  
 My Commission Expires:



Donna Bailey  
 MY COMMISSION # 0017116 EXPIRES  
 December 11, 2006  
 DONORO TREU TROY FARM INSURANCE, INC.

07-16-27-2100-000-07200  
Dexter Rd, #9589 Project

**EXHIBIT "A"**

A STRIP OF LAND OF EQUAL WIDTH 10.00 FEET WIDE OFF THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED PARCEL.

The North 30.00 feet of the West 100.00 feet of the East 200.00 feet of Lot 72, according to the Plat of the Map of Manhattan, recorded in Plat Book 2, Page 2, and also in Plat Book 2, Page 13, Public Records, lying and being in Section 21, Township 16 South, Range 28 East, Lake County, Florida.

Initial: LDH

Date: 5-13-03

Initial: AMZ

Date: 5-13-03

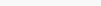




WATER AND/OR SEWER EASEMENT

Street Address 53405 Lackey Rd Alt Key No. 1357683  
Legal Description Manhattan, Sec 21 Lot 72, Less From NE Cor Lot 72  
ORD 914 Pg 352, Lake County FL

~~Astor FL 32102~~  
~~Grantor mailing address~~

  
 Notary Public signature  
 Notary printed signature



Patty A. Hanna  
MY COMMISSION # DD21057 EXPIRES  
JULY 7, 2007  
BOISED-BETTER OFF AS A PROBATION DUE

07-15-27-2100-000-07200  
Dexter Rd #9589 Project

This Instrument prepared by:  
James A. Silvender, Jr., P.E./P.L.S.  
Lake County Public Works Dept.  
123 N. Sinclair Ave., Tavares, FL 32778  
Return to: R/W Office

CFN 2003059240  
Bk 02318 Pgs 0900 - 903; (4pgs)  
DATE: 05/13/2003 02:27:59 PM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 17.00  
TRUST FUND 2.50  
DEED DOC 0.70

**STATUTORY WARRANTY DEED**  
(Individual)

THIS INDENTURE, made this 13<sup>th</sup> day of MAY, 2003, between  
LAWRENCE D. YETTER and SHIRLEEN YETTER, his wife  
P.O. Box 528, Astor, FL 32102

County of Lake, State of Florida,  
hereinafter referred to as "Grantor"; and

Lake County, a political subdivision of the State of Florida, P.O. Box 7800, Tavares,  
FL 32778-7800, as grantee.

WITNESSETH, that Grantor, for and in consideration, of the sum of TEN DOLLARS  
(\$10.00) and other good and valuable consideration, the receipt and adequacy of which  
are hereby acknowledged, has granted, bargained, sold, and conveyed to Lake County,  
its successors and assigns, the following described land, situate, lying, and being in Lake  
County, Florida:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

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

IN WITNESS WHEREOF, Grantor has executed this instrument in the manner  
provided by law, on the day and year first above written, Signed, Sealed, and Delivered in  
our presence as witnesses:

Witnesses:

Grantor(s):

(1) Sign: Judith Law

Print Name: Judith Law

(2) Sign: Donna Bailey

Print Name: Donna Bailey

Lawrence D. Yetter (Seal)  
LAWRENCE D. YETTER

Witnesses:

(1) Sign: Judith Law

Print Name: Judith Law

(2) Sign: Donna Bailey

Print Name: Donna Bailey

Grantor(s):

Shirleen Yetter (Seal)  
SHIRLEEN YETTER

State of Florida

County of Lake

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2003, by LAWRENCE D. YETTER and SHIRLEEN YETTER, who are personally known to me or who have produced FL. Drivers license as identification.

Donna Bailey  
Notary Public (Signature)

Print Name:

Title or Rank:

Serial Number (if any):

My Commission Expires:



Donna Bailey  
MY COMMISSION # 00171116 EXPIRES  
December 11, 2006  
BONDED THRU TROY FAZIN INSURANCE, INC.

07-15-27-2100-000-07200  
Dexter Rd #9589 Project

**EXHIBIT "A"**

Begin at the Northeast Corner of Lot 72, according to the Plat of the Map of Manhattan, recorded in Plat Book 2, Page 2, and also in Plat Book 2, Page 13, Public Records, Lake County, Florida; run thence South a distance of 20.00 feet to a point, said point being the Point of Beginning of this description and said point also being on the West right of way line of Lackey Road, according to the Plat of Dexter Estates, recorded in Plat Book 18, Page 48, Public Records, Lake County, Florida; run thence South a distance of 30.00 feet along said West right of way line of Lackey Road, to a point hereinafter known as Point 'A'; return to the Point of Beginning; run thence West along the North line of Lot 72, of said Plat of the Map of Manhattan, a distance of 100.00 feet; run thence Southeasterly in a straight line to connect with the aforesaid Point 'A' and the end of this description; all lying and being in Section 21, Township 16 South, Range 28 East, Lake County, Florida.

Initial:

LMY

Date:

5-13-03

Initial:

LMY

Date:

5-13-03

63



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is equivalent to the quality  
of the original document.



R.  
SMITH

64 M.  
DLOIRM

1300

OCALA  
NAT'L FOREST

25

EXHIBIT B

640

330

310

11 29

305

corner clip

220

450

N80

L. D. YETTER

NE COR. LOT 72

660±

351.25

640

20 21

640

100'x30'

POB

SITE

5 4 3 2

6 7 8

19 18 17 16

20 21 22 23

L. D. YETTER

72

33

1300

1300

NOT TO SCALE

"This drawing was prepared for the sole  
purpose of compliance with Florida Statute  
28.222(4) and is not a survey but a sketch  
only. The parties hereto agree that this sketch  
is only intended to graphically represent the  
legal description (s) written on the document  
to which this drawing is attached. Should any  
discrepancy exist between this drawing and  
that writing, then the writing shall prevail.  
THE PREPARER ACCEPTS  
ABSOLUTELY NO LIABILITY FOR THE  
REPARATION OR RECORDATION  
THEREOF.

SAMPLE