

Prepared by and return to:

Cynthia L. Chavis  
Licensed Title Agent  
Robert Q. Williams,  
P.A. 380 W. Alfred  
Street Tavares, FL  
32778  
352-343-6655  
File Number: 18843  
Will Call No.:

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## Warranty Deed

This Warranty Deed made this 1st day of June, 2020 between DTR Leasing Corporation, a Florida corporation whose post office address is PO Box 568245, Orlando, FL 32856, grantor, and Lake County, Florida, a political subdivision of the State of Florida whose post office address is P.O. Box 7800, Tavares, FL 32778, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

**PARCEL 1:**

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 21, CRAIG'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THEN RUN N.90°00'00"W., ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 21, FOR A DISTANCE OF 30.08 FEET; THENCE RUN S.00°29'36"W., PARALLEL WITH THE WEST LINE OF SAID BLOCK 21, FOR A DISTANCE OF 307.59 FEET TO A POINT ON THE NORTH LINE OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY (100' RIGHT-OF-WAY); THENCE RUN S.75°24'10"W., ALONG SAID NORTH LINE FOR A DISTANCE OF 375.61 FEET TO POINT OF BEGINNING; THENCE CONTINUE S.75°24'10"W., ALONG SAID NORTH LINE FOR A DISTANCE OF 177.95 TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5779.65 FEET, A CHORD BEARING OF S.75°00'07"W., A CHORD LENGTH OF 80.85 FEET AND A CENTRAL ANGLE OF 00°48' 06"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 80.85 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N.77°24'24"W., FOR A DISTANCE OF 88.53 FEET; THENCE RUN N.53°30'50"W., FOR A DISTANCE OF 87.43 FEET; THENCE RUN N.02°39'52"W., FOR A DISTANCE OF 113.83 FEET; THENCE RUN N.89°50'42"W., FOR A DISTANCE OF 594.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE RUN N.00°52'24"E., ALONG SAID WEST LINE FOR A DISTANCE OF 233.16 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2613, PAGE 408 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S.89°45'11"E., ALONG SAID SOUTH LINE FOR A DISTANCE OF 730.05 FEET; THENCE RUN S.01°58'16"W., FOR A DISTANCE OF 232.09; THENCE RUN S.89°50'42"E., FOR A DISTANCE OF 280.99 FEET; THENCE RUN S.00°09' 18"W., FOR A DISTANCE OF 118.10 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

DoubleTime®

**PARCEL 2:**

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 21, CRAIG'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THEN RUN N90°00'00"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 21, FOR A DISTANCE OF 30.08 FEET; THENCE RUN S00°29'36"W, PARALLEL WITH THE WEST LINE OF SAID BLOCK 21, FOR A DISTANCE OF 284.78 FEET; THENCE RUN N89°50'42"W, FOR A DISTANCE OF 363.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°50'42"W, FOR A DISTANCE OF 280.99 FEET; THENCE RUN N01°58'16"E, FOR A DISTANCE OF 107.81 FEET; THENCE RUN S89°51'51"E, FOR A DISTANCE OF 273.38 FEET; THENCE RUN S02°04'28"E, FOR A DISTANCE OF 107.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

**PARCEL 3:**

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 21, CRAIG'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THEN RUN NORTH 90°00'00" WEST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 21, FOR A DISTANCE OF 30.08 FEET; THENCE RUN SOUTH 00°29'36" WEST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 21, A DISTANCE OF 284.78 FEET; THENCE RUN NORTH 89°50'42" WEST, FOR A DISTANCE OF 644.52 FEET; THENCE RUN NORTH 01°58'16" EAST FOR A DISTANCE OF 232.09 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°45'11" WEST FOR A DISTANCE OF 730.05 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 00°52'24" EAST, ALONG SAID WEST LINE FOR A DISTANCE OF 399.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE RUN SOUTH 89°45'11" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 737.70 FEET; THENCE RUN SOUTH 01°58'16" WEST, FOR A DISTANCE OF 399.30 FEET TO THE POINT OF BEGINNING.

**Parcel Identification Numbers: 30-19-28-000200007700; 30-19-28-000200007900; and 30-19-28-0002000080000**

Subject, however, to easements, restrictions, reservations of record, and zoning and other governmental restrictions, and taxes accruing subsequent to December 31, 2019.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions, reservations of record, zoning and other governmental restrictions and taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: David H. Simmons

[Signature]  
Witness Name: Deborah F. Mitchell

DTR Leasing Corporation, a Florida corporation


By: [Signature]  
Randy O. Burden, as President

(Corporate Seal)

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of June, 2020 by Randy O. Burden, President of DTR Leasing Corporation, a Florida corporation, on behalf of the corporation. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

 Pamela N. Shaw  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG137204  
Expires 9/14/2021

Pamela N. Shaw  
Notary Public  
Printed Name: Pamela N. Shaw  
My Commission Expires: 9/14/2021

[Signature]