



Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

DATE: August 14, 2001
TO: Division of Commission Clerk and Administrative Services
FROM: Patricia Brady, Division of Regulatory Oversight *BBM PK*
RE: Docket No. 010382-SU - Application for transfer of Certificate No. 515-S in Polk County from ABCA, Inc. to West Lakeland Wastewater, Inc.

Please add to the docket file the attached recorded warranty deed received on August 10, 2001. The deed satisfies the requirement of Order No. PSC-01-1576-FOF-SU, issued July 30, 2001, in this docket, for proof that West Lakeland Wastewater, Inc. owns the land upon which the utility treatment facilities are located. The docket needs to remain open pending verification that West Lakeland Wastewater, Inc. has notified the customers of the utility of the change in name.

Attachment

cc: Division of Legal Services (Crosby)
Division of Commission Clerk and Administrative Services (Security File)

DOCUMENT NUMBER-DATE
09987 AUG 15 2001
FPSC-COMMISSION CLERK



Fidelity National Title

INSURANCE COMPANY

1556 Sixth Street, SE • Winter Haven, FL 33880
(863) 294-0604 • FAX (863) 299-3469

Sam A. Averett
Suzzane A. Britt
P.O. Box 266
Eaton Park, FL 33840

Date: 7-30-01

File No.: 1001894

Dear Valued Customer:

Enclosed are the following:

- Original Recorded Deed
- Original Owner's Title Insurance Policy

Please put the documents with the copies you received at the time of your closing. *If the property is subject to any property owner's association, please notify the association of your purchase and, if necessary, provide it with a copy of your Deed. If you wish to file for the homestead tax exemption, please contact the tax assessor's office for the county in which the property is located.*

It has been a pleasure doing business with you. If you decide to sell or refinance your property in the future, we would look forward to working with you.

If you have any questions regarding this file or need more information about title insurance, please do not hesitate to contact us.

Sincerely,

Post Closing Department

RECEIVED
AUG 10 2001
Florida Public Service Commission
Division of Regulatory Oversight

INSTR # 2001125437

OR BK 04754 PG 1377

RECORDED 07/20/2001 10:07 AM
RICHARD N. WEISS CLERK OF COURT
POLK COUNTY

DOC TAX PD (F.S. 201.02) 1,347.50
DEPUTY CLERK II (Marion)

Prepared By and Return To:
Pamela J. Wilkinson
Fidelity National Title Insurance Company of New York
1556 Sixth Street, SE
Winter Haven, FL 33880

File No. 01-018-1001894

Property Appraiser's Parcel I.D. (folio) Number (s)
232824-000000-001640

RETURN TO
FIDELITY NAT'L TITLE
OFFICE BOX

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this June 19, 2001, by ABCA, Inc., a Florida corporation hereinafter called the grantor and West Lakeland Wastewater, Inc., a Florida Corporation as to parcels II and VI and Sam A. Averett, a married person and Suzzane A. Britt, a single woman as to parcels III, IV, V, VII and VIII, whose post office address is P. O. Box 266 , Eaton Park, Florida 33840, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Tampa County, Florida viz:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2000.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

POLK OR BK 04754 PG 1378

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

ATTEST: _____
Secretary

Signed, sealed and delivered in the presence of:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

ABCA, Inc., a Florida corporation

By: _____
Doug Carson

SEAL

c/o Piper, Marbury, Radnick & Wolfe
6225 Smith Avenue
Baltimore, MD 21209-3600

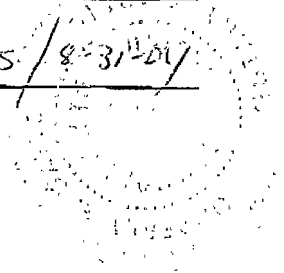
STATE OF Virginia
COUNTY OF Fairfax

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Douglas A. Carson

to me known to be the Vice President and Officer respectively of the corporation named as the grantor in the foregoing deed, or who have produced Knowledge as identification and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under the authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of June.

Notary Public
Rimberly E. Watts / 8-31-07
Printed Name of Notary
My Commission Expires:



File No. 01-018-1001894
Title Order No. 01001894

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EXHIBIT ONE

Parcel II

Utility Site of The Village-Lakeland, Unit Number Three, according to map or plat thereof recorded in Plat Book 62, Page 14, Public Records of Polk County, Florida.

Parcel III

The North 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 28 South, Range 24 East, Polk County, Florida, LESS AND EXCEPT the South 70 feet of the West 150 feet; and LESS AND EXCEPT the North 100 feet of the West 435.6 feet; and LESS AND EXCEPT right of way for Reynolds Road.

Parcel IV

The Northeast 1/4 of the Northwest 1/4 of Section 23, Township 28 South, Range 24 East, Polk County, Florida, LESS AND EXCEPT the plat of The Village-Lakeland, Unit Number Three, according to the map or plat thereof recorded in Plat Book 62, page 14, Public Records of Polk County, Florida; and LESS AND EXCEPT the following described parcel: Beginning 1622 feet East of the Northwest corner of said Section 23; run thence South $0^{\circ}01'00''$ East, 100.37 feet; thence South $89^{\circ}55'30''$ East, 130 feet; thence North $0^{\circ}01'00''$ West, 100.16 feet; thence North $89^{\circ}55'30''$ West, 130 feet to the point of beginning.

Parcel V

The Southeast 1/4 of the Northwest 1/4 of Section 23, Township 28 South, Range 24 East, Polk County, Florida.

Parcel VI

The West 1/4 of the Southeast 1/4 of Section 23, Township 28 South, Range 24 East, Polk County, Florida.

Parcel VII

The North 300 feet of the East 1/2 of the Southwest 1/4; the East 500 feet of the South 500 feet of the North 800 feet of the East 1/2 of the Southwest 1/4; the East 320 feet of the South 600 feet of the North 1400 feet of the East 1/2 of the Southwest 1/4; and the East 220 feet of the East 1/2 of the Southwest 1/4; LESS AND EXCEPT the North 1400 feet thereof, all being in Section 23, Township 28 South, Range 24 East, Polk County, Florida.

Parcel VIII

The South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 28 South, Range 24 East, Polk County, Florida, LESS AND EXCEPT the following described parcel:

Commencing at the Southwest corner of said Section 14; thence South $89^{\circ}55'30''$ East, along the South boundary thereof 1325.00 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14 and the point of beginning; continue thence South $89^{\circ}55'30''$ East, 427.00 feet; thence North $0^{\circ}01'00''$ West 339.84 feet; thence North $89^{\circ}55'30''$ West, 427.00 feet, more or less, to the East boundary of said Southwest 1/4 of the Southwest 1/4; thence Southerly along said East boundary 339 feet, more or less, to the point of beginning.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Beginning at the Northwest corner of Lot 1 of the plat of The Village-Lakeland, Unit Number Three, according to the

map or plat thereof recorded in Plat Book 62, page 14, Public Records of Polk County, Florida; thence run Northerly along an extension of said West boundary of said Lot 1 thereof to the water's edge of lake; thence meandering Southeasterly along said water's edge to the Northeast corner of said Lot 1; thence Southwesterly along the Northerly boundary of said Lot 1 to the point of beginning.

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