

LAW OFFICES
ROSE, SUNDBSTROM & BENTLEY, LLP

ORIGINAL

2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301

FREDERICK L. ASCHAUER, JR.
CHRIS H. BENTLEY, P.A.
ROBERT C. BRANNAN
DAVID F. CHESTER
F. MARSHALL DETERDING
JOHN R. JENKINS, P.A.
STEVEN T. MINDLIN, P.A.
DAREN L. SHIPPY
WILLIAM E. SUNDBSTROM, P.A.
DIANE D. TREMOR, P.A.
JOHN L. WHARTON
ROBERT M. C. ROSE, OF COUNSEL
WAYNE L. SCHIEFELBEIN, OF COUNSEL

(850) 877-6555
FAX (850) 656-4029
www.rsbatorneys.com

CENTRAL FLORIDA OFFICE
600 S. NORTH LAKE BLVD., SUITE 160
ALTAMONTE SPRINGS, FLORIDA 32701-6177
(407) 830-6331
FAX (407) 830-8522

REPLY TO ALTAMONTE SPRINGS

August 6, 2004

MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD

COMMISSION
CLERK

RECEIVED-FPSC
AUG -9 AM 10:18

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

Re: Docket No. 040179-WS; Utilities, Inc. of Hutchinson Island's Application for
Authority to Transfer Facilities and Certificate Nos. 336-W and 291-S
Our File No.: 30057.77

Dear Ms. Bayo:

Enclosed for filing in the above-referenced docket is the original and one (1) copy
of the recorded Special Warranty Deed by and between Columbia Properties Stuart, LLC,
and Utilities, Inc. of Hutchinson Island.

Should you have any questions regarding this filing, please do not hesitate to give me
a call.

Very truly yours,

MARTIN S. FRIEDMAN
For the Firm

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- MMS _____ MSF/mp
- _____ Enclosures
- RCA _____
- SCR _____ cc: Ms. Cheryl Johnson (w/enclosure) (via facsimile)
- _____ Mr. Steve Lubertozzi (w/o enclosure)
- SEC / _____ Mr. Patrick Flynn (w/o enclosure)
- OTH _____

47 18 NW 6-90V 70

DISTRIBUTION CENTER

DOCUMENT NUMBER-DATE

08627 AUG-9 3

INSTR # 1759548
OR BK 01910 PG 1536
RECORDED 06/18/2004 11:26:24 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 3,073.00
RECORDED BY L Wood

PREPARED BY AND RETURN TO:

Martin S. Friedman, Esquire
Rose, Sundstrom & Bentley, LLP
600 S. North Lake Boulevard, Suite 160
Altamonte Springs, FL 32701

Parcel Tax Folio No.: 3137420000004000000

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 16th day of June, 2004, by and between COLUMBIA PROPERTIES STUART, LLC, a Delaware limited liability agency ("Grantor"), whose mailing address is c/o Columbia Sussex Corporation, 207 Grandview Drive, Fort Mitchell, KY 41017, in favor of UTILITIES, INC. OF HUTCHINSON ISLAND, a Florida corporation ("Grantee"), having an office at 2335 Sanders Road, Northbrook, IL 60062.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, and Grantee's successors and assigns, forever, that certain parcel of land lying and being in Martin County Florida, more particularly described on Exhibit "A" attached hereto ("Property").

SUBJECT, HOWEVER, to the following encumbrances and restrictions and matters:

- A. Real property taxes for the year 2004 and subsequent years;
- B. Those matters set forth on Chicago Title Insurance Company Commitment No. 300405772 incorporated herein by reference.

NOTE: Reference to the foregoing shall not serve to reimpose same.

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.

Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Property, subject to the matters referred to herein; and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

DOCUMENT NUMBER-DATE
08627 AUG-98
FPSC-COMMISSION CLERK

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

Witnesses:

GRANTOR:
COLUMBIA PROPERTIES STUART, LLC, a Delaware limited liability company

By: COLUMBIA SUSSEX CORPORATION,
a Kentucky corporation,
its sole member

Melissa Combs
Printed Name: Melissa Combs
Lisa Duff
Printed Name: Lisa Duff

By: Edward Rofes
Edward Rofes,
Vice President-Finance

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged before me this 15th day of June, 2004, by Edward Rofes, Vice President-Finance of Columbia Sussex Corporation, a Kentucky corporation, the sole member of COLUMBIA PROPERTIES STUART, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification

Callen Mathews
Notary Public
My commission expires: _____



KFBH:607940.1

Exhibit A to Special Warranty Deed

Description of Land

LOT 4, INDIAN RIVER PLANTATION MARRIOTT RESORT I, a P.U.D., according to the Plat thereof recorded in Plat Book 14, Page 72, of the Public Records of Martin County, Florida