

ORIGINAL

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

RECEIVED-FPSC

04 DEC 29 AM 10:08

COMMISSION  
CLERK

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

**DATE:** December 29, 2004

**TO:** Kay B. Flynn, Chief of Records, Division of the Commission Clerk & Administrative Services

**FROM:** Cheryl A. Johnson, Regulatory Analyst IV, Division of Economic Regulation

**RE:** Docket No 030991 - WU - Application for transfer of all water facilities of Suwannee Valley Estates in Columbia County to Consolidated Water Works, Inc. (holder of Certificate No. 393-W), for cancellation of Certificate No. 421-W, and for amendment of Certificate No. 393-W.

Please add the attached documents to Docket file 030991-WU.

CMP \_\_\_\_\_

COM \_\_\_\_\_

CTR \_\_\_\_\_

ECR \_\_\_\_\_

GCL \_\_\_\_\_

OPC \_\_\_\_\_

MMS \_\_\_\_\_

RCA \_\_\_\_\_

SCR \_\_\_\_\_

SEC   1  

OTH \_\_\_\_\_

DOCUMENT NUMBER-DAT

13591 DEC 29 08

FPSC-COMMISSION CLERK

**CONSOLIDATED WATER WORK, INC.**

P.O. BOX 181  
207 SE BAXTER LANE  
LAKE CITY, FL 32066

PHONE: (386)-782-6729  
FAX: (386)-788-1174

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DECEMBER 20, 2004

**ATTN: SHERYL JOHNSON**

**FROM: CONSOLIDATED WATER WORK, INC.  
JACK ESPENSHIP**

**PLEASE BE ADVISED THAT THE FOLLOWING WATER SYSTEMS HAVE BEEN USING THE ACCOUNTING SYSTEM THAT THE PSC SET UP CWW IN 2002 FOR AZALEA PARK, SHADY OAKS, AND 242 VILLAGE, WILL ALSO INCLUDE SUWANNE VALLEY ESTATES WATER SYSTEMS TO THE SAME PROGRAM PROCEDURE.**

**CWW HAS A CERTIFIED PUBLIC ACCOUNT THAT HANDLES ALL OF THE WATER SYSTEM ACCOUNTS.**

**CWW HOPES THAT THIS IS AGREEABLE WITH THE PSC.**

**SINCERELY,**

  
**JACK ESPENSHIP**

Clerk of Circuit Court - Columbia County  
 Date: 12/21/2004 Receipt #: 000001103913  
 Time: 13:55 Inst No: 2004028342 - 2004028343  
 Recording Clerk: MK  
 Payer: CONSOLIDATED WATER WORKS  
 CK: 1184, 2019

Recording	22.00
Records Trust	2.50
Indexing	.00
Doc Stamp-Deed	105.00
Copies	.00
Certification	.00
CTY COMM JULY 1	10.00
PRINT JULY 1	9.50
FACC JULY 1	.50
	-----
Check Tendered	\$150.50
Voucher Total	\$150.50
Total Received	150.50
Change Due	\$ .00

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) → XXXXXXXXXX XXXXXXXXXXXX  
 R01718-009

2. Mark (x) all that apply Multi-parcel transaction? → Transaction is a split or outlot from another parcel? → Property was improved with building(s) at time of sale/transfer? → **X**

3. Grantor (Seller): **Dewilton B. Espenship III**  
**P.O. Box 1102, Lake City, FL 32056**

4. Grantee (Buyer): **Consolidated Water Works, Inc., a corporation existing under the laws of the State of Florida P.O. Box 191, Lake City, FL 32056**

5. Date of Sale/Transfer: **12 / 09 / 20 04** \$ **10 000 . 00** Property Located In **22** County Code (County Code on Return)

(Round to the nearest dollar.)

6. Type of Document:  Contract/Agreement for Deed  Other  Warranty Deed  Quit Claim Deed

7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: **YES / X NO**  
 (Round to the nearest dollar.) \$

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title Defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. **YES / X NO**

9. Was the sale/transfer financed? **YES / X NO** If "Yes", please indicate type or types of financing:  
 Conventional      Seller Provided      Agreement or Contract for Deed      Other

10. Property Type: Residential Commercial Industrial Agricultural Miscellaneous Institutional/ Government Vacant Acreage Timeshare  
 Mark (x) all that apply **X**

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) **YES / X NO** \$ **70 . 00**

12. Amount of Documentary Stamp Tax → \$ **70 . 00**

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? **YES / X NO**  
 Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/she has any knowledge.

Signature of Grantor or Grantee or Agent: *Dewilton B. Espenship III* Date *11-9-09*

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$200 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

(To be completed by the Clerk of the Circuit Court's Office)	Clerk's Date Stamp
<p>O.R. Book and Page Number and File Number</p>	

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) → XXXXXXXXXX XXXXXXXXXXXX  
 R01718-009

2. Mark (x) all that apply Multi-parcel transaction? → Transaction is a split or cutout from another parcel? → Property was improved with building(s) at time of sale/transfer? → **X**

3. Grantor (Seller): **Dewilton B. Espenship III**  
**P.O. Box 1102, Lake City, FL 32056**

4. Grantee (Buyer): **Consolidated Water Works, Inc., a corporation existing under the laws of the State of Florida P.O. Box 191, Lake City, FL 32056**

5. Date of Sale/Transfer: 12 / 09 / 20 04 \$ 10 000 . 00 Property Located In 22 County Code (County Codes on Reven)  
 Month Day Year (Round to the nearest dollar.)

6. Type of Document Contract/Agreement for Deed Other 7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: YES / X NO  
 X Warranty Deed Quit Claim Deed (Round to the nearest dollar.) \$

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title Defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. YES / X NO

9. Was the sale/transfer financed? YES / X NO If "Yes", please indicate type or types of financing:  
 Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare  
 Mark (x) all that apply **X**

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES / X NO \$  
 Cents

12. Amount of Documentary Stamp Tax → \$ 70 . 00

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES / X NO  
 Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent: Dewilton B. Espenship III Date 11-9-09

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$31.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

(To be completed by the Clerk of the Circuit Court's Office)	Clerk's Date Stamp
O.R. Book and Page Number and File Number	

William J. Haley, Esquire  
Brewster, Brown, Haley,  
Robinson & Buffack, P. A.  
P. O. Box 1029  
Lake City, FL 32056-1029

### **WARRANTY DEED**

**THIS INDENTURE, made this 9<sup>th</sup> day of December, 2004, between Dewilton B. Espenship, III, a/k/a Bud Espenship, a single man having a mailing address of P.O. Box 1102, Lake City, Columbia County, Florida, 30256 hereinafter referred to as Grantor, and Consolidated Water Works, Inc., having a mailing address of P.O. Box 191, Lake City, FL 32056, hereinafter referred to as Grantee.**

**WITNESSETH:** That said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**Lots 11 and 12, Block C. Suwannee Valley Estates, Columbia County, FL, a recorded subdivision**

**SUBJECT TO:** Taxes and special assessments for the year 2004 and subsequent years; restrictions, reservations, and easements of record; and zoning and any other governmental restrictions regulating the use of the lands.

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

**IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.**

in the presence of:

*Barbara Meyer*  
Print Name: Barbara Meyer

*Dewilton B. Espenship III*  
Dewilton B. Espenship, III

*Deborah L. Sharpe*  
Print Name: Deborah L. Sharpe  
Witnesses as to Dewilton B. Espenship, III

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2004, by Dewilton B. Espenship, III, a/k/a Bud Espenship, who is personally known to me or who produced his Florida Driver's License as identification.

*Deborah L. Sharpe*  
Print Name: Deborah L. Sharpe  
Notary Public, State of Florida  
Commission Number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



1. Parcel Identification Number XXXXXXXXXX  
 (If Parcel ID not available  
 please call County Property  
 Appraiser's Office) XXXXXXXXXX  
 R01718-008  
 R01718-007

2. Mark (x) all that apply  
 Multi-parcel transaction?  →  
 Transaction is a split or outlot from another parcel?  →  
 Property was improved with building(s) at time of sale/transfer?  →

3. Grantor (Seller): Dewilton B. Espanship III and Dave Mangrum  
 P.O. Box 1102, Lake City, FL 32056

4. Grantee (Buyer): Consolidated Water Works, Inc., a corporation existing under the laws of the State of Florida P.O. Box 191, Lake City, FL 32056

5. Date of Sale/Transfer: 12 / 09 / 20 04 \$ 5 000 . 00  
 Month Day Year (Round to the nearest dollar.)  
 Sale/Transfer Price  
 Property Located In 22 County Code (County Codes on Revenus)

6. Type of Document:  Warranty Deed  
 Contract/Agreement for Deed  
 Quit Claim Deed  
 Other  
 7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: (Round to the nearest dollar.) \$  
 YES / X NO

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title Defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage.  
 YES / X NO

9. Was the sale/transfer financed? YES / X NO  
 If "Yes", please indicate type or types of financing:  
 Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare  
 Mark (x) all that apply: Residential X

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.)  
 YES / X NO \$  
 12. Amount of Documentary Stamp Tax: 35 . 00

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES / X NO  
 Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent: *Dewilton B. Espanship III* Date: 11-9-09

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$15.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

(To be completed by the Clerk of the Circuit Court's Office)	Clerk's Date Stamp
O.R. Book and Page Number and File Number	



William J. Haley, Esquire  
 Bramson, Brown, Haley,  
 Robinson & Bullock, P. A.  
 P. O. Box 1029  
 Lake City, FL 32056-1029

### WARRANTY DEED

**THIS INDENTURE**, made this 16<sup>th</sup> day of December, 2004, between Dewilton B. Espenship, III, a/k/a Bud Espenship, a single man, having a mailing address of P.O. Box 1102, Lake City, Columbia County, Florida, 32056 and David Mangrum, married man, who currently resides at 634 S.E. Mayhall Terrace, Lake City, Florida, 32025, hereinafter referred to as Grantors, and Consolidated Water Works, Inc., having a mailing address of P.O. Box 191, Lake City, FL 32056, hereinafter referred to as Grantee.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situated, lying and being in Columbia County, Florida, to-wit:

Lot 13, Block C, Suwannee Valley Estates, a recorded subdivision

**N.B.** The land described is not the homestead of Grantors, and neither they, nor spouse, nor anyone for whose support they are responsible, resides on or adjacent to the above described property.

**SUBJECT TO:** Taxes and special assessments for the year 2004 and subsequent years; restrictions, reservations, and easements of record; and zoning and any other governmental restrictions regulating the use of the lands.

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

**IN WITNESS WHEREOF**, Grantor has hereunto set his hand and seal the day and year first above written.

LEGAL, WHICH WILL BEYOND  
in the presence of:

Barbara Myers  
Print Name: BARBARA MYERS

Dewilton B. Espenship III  
Dewilton B. Espenship, III,  
a/k/a Bud Espenship

Deborah L. Sharpe  
Print Name: Deborah L. Sharpe  
Witnesses as to Dewilton B. Espenship, III

David E. Mangrum  
David Mangrum

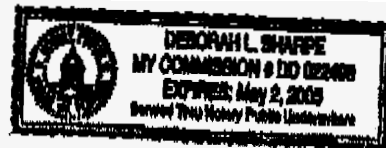
Ruth Stalling  
Print Name: Ruth Stalling

Thael Moss  
Print Name: Thael Moss  
Witnesses as to David Mangrum

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2004, by Dewilton B. Espenship, III, a/k/a Bud Espenship, who is personally known to me or who produced his Florida Driver's License as identification.

Deborah L. Sharpe  
Print Name: Deborah L. Sharpe  
Notary Public, State of Florida  
Commission Number: \_\_\_\_\_  
My commission expires: 5/2/05



**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 2004, by David Mangrum, who is personally known to me or who produced his Florida Driver's License as identification.



Pamela Moses  
My Commission 00389087  
Expires September 15 2008

Pamela Moses  
Print Name: PAMELA MOSES  
Notary Public, State of Florida  
Commission Number: 00389087  
My commission expires: 9-15-08