

ORIGINAL

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ALSO ADMITTED TO PRACTICE IN
SOUTH CAROLINA AND BEFORE THE
UNITED STATES TAX COURT

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MEMBER OF:
NATIONAL NETWORK OF ESTATE PLANNING ATTORNEYS
NATIONAL ACADEMY OF ELDER LAW ATTORNEYS
ACADEMY OF FLORIDA ELDER LAW ATTORNEYS
SOCIETY OF INTERNATIONAL PRACTITIONERS

WEBSITE: MDAHLELAW.COM

September 27, 2005

Division of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RECEIVED-FPSC
09 SEP 30 AM 9:34
COMMISSION
CLERK

FIRST CLASS MAIL

SUBJECT: Pine Ridge Management Corporation
Docket Number 050061-WS

Dear Sir or Madam:

Enclosed with this letter you will please find a copy of a Fee Simple Deed for filing in the above referenced matter. Thank you for your assistance in this matter.

Respectfully yours,

Law Offices of Mark F. Dahle, P. A.

By: 
Mark F. Dahle

- MFD:jr
- CMP _____ Enclosure
- COM _____ cc: Virginia L. Gadsden with enclosure
C3037.09
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- RCA _____
- SCR _____
- SGA _____
- SEC 1
- OTH _____

RECEIVED
SEP 30 2005

DOCUMENT NUMBER-DATE
09306 SEP 30 05
FPSC-COMMISSION CLERK

ORIGINAL



FILE NUM 2005017846
OR BK 00573 PG 0695
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 08/16/2005 04:08:12 PM
RECORDING FEES 18.50
DEED DDC 4,550.00
RECORDED BY N Arnold

THIS DOCUMENT PREPARED BY:

Mark F. Dahle
Law Offices of Mark F. Dahle, P. A.
5150 South Florida Avenue
Building A, Suite 105
Post Office Box 6629
Lakeland, Florida 33807-6629

Please return when recorded.

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

FEE SIMPLE DEED

THIS INDENTURE made the 5th day of July, 2002, by Virginia L. Gadsden, a single woman, hereinafter called the Grantor, whether one or more, to Virginia L. Gadsden Family Limited Partnership dated July 1, 2002, whose post office address is 41 Pine Aire Circle, Lake Placid, Florida 33852, hereinafter called the Grantee, whether one or more:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00) and other valuable considerations, receipt, hereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the Grantee, all that certain land situate in Okeechobee County, Florida, viz:

PARCEL I:

Lot 1 of Block 8, less the East 150 feet thereof, and Lot 3 of Block 8, less the South 100 feet thereof, revised plat of First Addition to Pine Ridge Park, according to the plat thereof recorded in Plat Book 3, Page 90, public records of Okeechobee County, Florida.

ALSO:

All of Blocks 1 and 2, Pine Ridge Park, according to the plat thereof recorded in Plat Book 2, Page 67, Public records of Okeechobee County, Florida. Less and except the following described parcel:

A part of Block 2, Pine Ridge Park according to the plat thereof as recorded in Plat Book 2, Page 67, the Public records of Okeechobee County, Florida, being more particularly described as follows:

Commencing at the East 1/4 corner of Section 14, Township 37 South, Range 35 East, Okeechobee County, Florida, also being the Northeast corner of said plat of Pine Ridge Park, bear S 00°04'00" E along the said East line of said Section 14, a distance of 30.00 feet; thence bear S 89°55'55" W along the North line of Blocks 1 and 2, said Pine Ridge Park, to the Northwest corner of said Block 2, a distance of 629.85 feet; thence bear S 00°12'25" W along the West line of said Block 2 a distance of 561.15 feet for the Point of Beginning; thence continue S 00°12'25" W along the West line of said Block 2 to the intersection with the Northerly R/W line of S. R. 70, a distance of 189.90 feet; thence bear N 60°55'45" E along the said Northerly R/W line of S. R. 70 a distance of 64.26 feet to the Point of Curvature of a curve to the right in said Northerly R/W line, said curve being concave to the Southeast and having for its elements a central angle of 4°50'05" and a radius of 2948.56 feet; thence Northerly and Easterly along the arc of said curve a distance of 248.81 feet to the Southeast corner of said Block 2; thence bear N 00°04'00" W along the East line of said Block 2 a distance of 147.02 feet; thence bear S 70°12'18" W a distance of 295.04 feet to the Point of Beginning.

PARCEL II:

Utility Easements more particularly described as follows:

The west 2.5 feet of Lots 1 through 10, inclusive, and the East 2.5 feet of Lots 12 through 21, inclusive, and the South 10 feet of Lot 10, the South 5 feet of Lot 13, the North 5 feet of Lot 12, the South 5 feet of Lot 11, the North 5 feet of the West 79.06 feet of Lot 11, and the West 5 feet of Lot 11, all in Block 6, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, according to the plat thereof recorded in Plat Book 3, Page 90, public records of Okeechobee County, Florida.

The West 5 feet of Lots 1 through 11, inclusive, and the East 5 feet of Lots 12 through 22, inclusive, and the South 5 feet of Lot 9 and the North 5 feet of Lot 10, all in Block 7, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, according to the plat thereof recorded in Plat Book 3, Page 90, public records of Okeechobee County, Florida.

The North 5 feet of the East 150.00 feet of Lot 1, the West 5 feet of the East 150.00 feet of Lots 1 through 6, inclusive, the South 5 feet of the East 150 feet of Lots 4, and 5, the North 5 feet of Lots 6

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and 7, the South 5 feet of Lot 6, The East 5 feet of Lot 1, less the East 150 feet thereof, the East 5 feet of Lot 2, less the East 150 feet thereof, the East 5 feet of Lot 4, less the East 150 feet thereof, the East 5 feet of Lot 5, less the East 150 feet thereof, the East 5 feet of Lot 6, less the East 150 feet thereof, the East 10 feet of the West 170 feet of Lots 15 through 21, inclusive, the West 10 feet of the East 130 feet of Lots 15 through 21, inclusive, and the South 5 feet of the West 170 feet of Lot 19, all in Block 8, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, according to the plat thereof recorded in Plat Book 3, Page 90, public records of Okeechobee County, Florida.

The East 5 feet of land described in O. R. Book 229, Page 1195, public records of Okeechobee County, Florida.

The West 5 feet of land described in O. R. Book 280, Page 440, public records of Okeechobee County, Florida.

The East 5 feet of the South 70.11 feet of Lot 7, Block 8, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, according to the Plat thereof recorded in Plat Book 3, Page 90, public records of Okeechobee County, Florida.

Parcel Identification Number: R1-14-37-35-0070-00080-0010

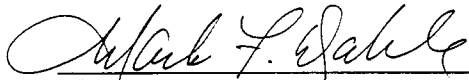
This does not constitute the Grantor's homestead.

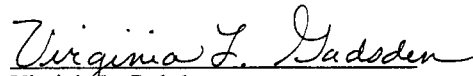
Subject to easements, restrictions, covenants, conditions and limitations of record and real estate taxes.


TO HAVE AND TO HOLD, the same in fee simple forever.

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

Signed, sealed and delivered
in our presence:


Printed Name: Mark F. Dahle

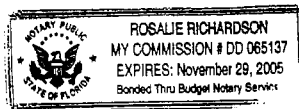

Virginia L. Gadsden
Whose address is:
41 Pine Aire Circle
Lake Placid, Florida 33852

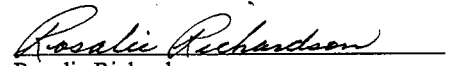

Printed Name: Trevor L. Salisbury

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged under oath before me this 5th day of July, 2002, by Virginia L. Gadsden, who declared her identity and who has produced Florida Driver's License as personal identification.




Rosalie Richardson
Notary Public State of Florida
My Commission Expires: November 29, 2005