



ORIGINAL
FILE COPY

March 11, 1997

Blanca S. Bayo, Director
Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399

RE: ~~970067-WU~~; Application for Amendment of
Certificate No. 427-W to add Territory in
Marion County by Windstream Utilities

Dear Ms. Bayo:

As per phone conversation with Ms. Williams, enclosed please
find additional copies of Exhibit "7-A" (Item 7) referred to
in our previous correspondence of February 28, 1997.

If you should required any further information, please
contact our office at (352) 620-8290.

Sincerely,

Shari Dlouhy
Shari Dlouhy, President

SD:ms
encls.
CC: F. Marshall Deterding and Martin Friedmann
Rose, Sundstrom & Bentley, LLP

- ACK _____
- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG A
- LIN _____
- OPC _____
- RCH _____
- SEC 1
- WAS Redman
- OTH _____

DOCUMENT NUMBER-DATE

02629 MAR 12 5

1058K
5575

This Instrument Prepared By:
Douglas H. Oswald, Esquire
AYRES, CLUSTER, CURRY, McCALL & BRIGGS, P.A.
Post Office Box 1148
Ocala, Florida 32678

Grantee's Name and Social Security No.:
WINDSTREAM UTILITIES Co.
Property Appraiser's Parcel
Identification No.: 336-000-000

RECORDED
INDEXED
1985

WARRANTY DEED

THIS WARRANTY DEED, made and executed the 15th day of July, 1980, by MAJESTIC OAKS, INC., a corporation existing under the laws of Florida, and having its principal place of business at 4828 SW Highway 290, Ocala, Florida 32674, hereinafter called the Grantor, to WINDSTREAM UTILITIES, INC., a Florida corporation, whose post office address is Post Office Box 4201, Ocala, Florida 32678, hereinafter called the Grantee:

(Wherever 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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Marion County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging in anywise whatsoever.

TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever.

AND the Grantor warrants unto the Grantee with said Grantee that it is lawfully seized of the premises hereinafter described; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances, except taxes for the year 1980.

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 thereunto duly authorized, the day and year first above written.

Witnessed, sealed and delivered
in the presence of:
[Signature]
[Signature]
[Signature]

MAJESTIC OAKS, INC., a Florida
corporation
By: [Signature]
Richard Dean, Jr. President
(CORPORATE SEAL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida, aforesaid to take acknowledgments, personally appeared Richard Dean, Jr. well known to me to be the President of the corporation named as Grantor in the foregoing Deed, and that he acknowledged that he executed the same in the presence of two subscribing witnesses freely and voluntarily, and that the authority duly vested in him by said corporation to execute and seal the same is the true and lawful authority of said corporation.

WITNESS

my hand and the seal of said office this 15th day of July, 1980, at Ocala, Marion County, Florida.

[Signature]
Notary Public
Marion County, Florida

My Commission Expires

GRANT 7A

RECORDED AND INDEXED
MARION COUNTY, FLA.

BY
1980-07-15

EXHIBIT "A"

TRACT "A" BEING A PORTION OF TRACT "A", BLOCK "C", MAJESTIC OAKS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF TRACT "A", BLOCK "C", MAJESTIC OAKS AS PER PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE 79-80 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND PROCEEDING N89°22'13"W ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. SEVEN STREET (BEING ON WEST SIDE) A DISTANCE OF 88.00 FEET; THENCE N89°27'00"W A DISTANCE OF 22.74 FEET; THENCE N89°48'15" W A DISTANCE OF 202.87 FEET; THENCE N86°20'13"E A DISTANCE OF 242.85 FEET; THENCE S33°54'57"E A DISTANCE OF 242.85 FEET; THENCE S89°27'46"E A DISTANCE OF 234.86 FEET TO THE POINT-OF-BEGINNING.

SUBJECT TO THE FOLLOWING:

Easements, limitations and restrictions shown on the plat of Majestic Oaks, as per plat thereof recorded in Plat Book 1, pages 79 and 80, public records of Marion County, Florida.

An undivided interest in and to all phosphate, minerals, metals and petroleum reserved by the Board of Education of the State of Florida in Deed recorded February 8, 1931, in Deed Book 198, page 370, public records of Marion County, Florida, the right of entry to which has been released by the Nelsons of Right of Entry and Exploration for Phosphate, Mineral and Metal Reservations, recorded in Official Records Book 1573, page 1332, public records of Marion County, Florida.

Declaration of Private Drainage Facilities in Official Records Book 1591, page 1250, public records of Marion County, Florida.

Maintenance Agreement with Irrevocable Letter of Credit in Official Records Book 1591, page 1251, public records of Marion County, Florida.

Covenant for Corporation in Official Records Book 1591, page 1253, public records of Marion County, Florida.

Protective Covenants in Official Records Book 1606, page 1278, public records of Marion County, Florida, and Articles of Incorporation of Majestic Oaks Homeowners Association, Inc., as referenced therein.

UCC-1 Financing Statement from Majestic Oaks, Inc., a Florida corporation, to Barnett Bank of Marion County, N.A., dated February 16, 1989, recorded in Official Records Book 1559, page 1233, public records of Marion County, Florida.

UCC-1 Financing Statement from Majestic Oaks, Inc., a Florida corporation, to Barnett Bank of Marion County, N.A., dated August 11, 1989, recorded in Official Records Book 1600, page 1296, public records of Marion County, Florida.

Mortgage from Majestic Oaks, Inc., a Florida corporation, in favor of Barnett Bank of Marion County, N.A., recorded in Official Records Book 1559, page 1216, public records of Marion County, Florida.

Mortgage from Majestic Oaks, Inc., a Florida corporation, in favor of Barnett Bank of Marion County, N.A., recorded in Official Records Book 1600, page 1281, public records of Marion County, Florida, as modified by the Mortgage Modification Agreement recorded in Official Records Book 1635, page 1316, public records of Marion County, Florida.

Mortgage from Majestic Oaks, Inc., a Florida corporation, in favor of Barnett Bank of Marion County, N.A., recorded in Official Records Book 1457, page 1138, public records of Marion County, Florida.

Mortgage Consolidation Agreement from Majestic Oaks, Inc., a Florida corporation, to Barnett Bank of Marion County, N.A., recorded in Official Records Book 1635, page 1316, public records of Marion County, Florida.

11011

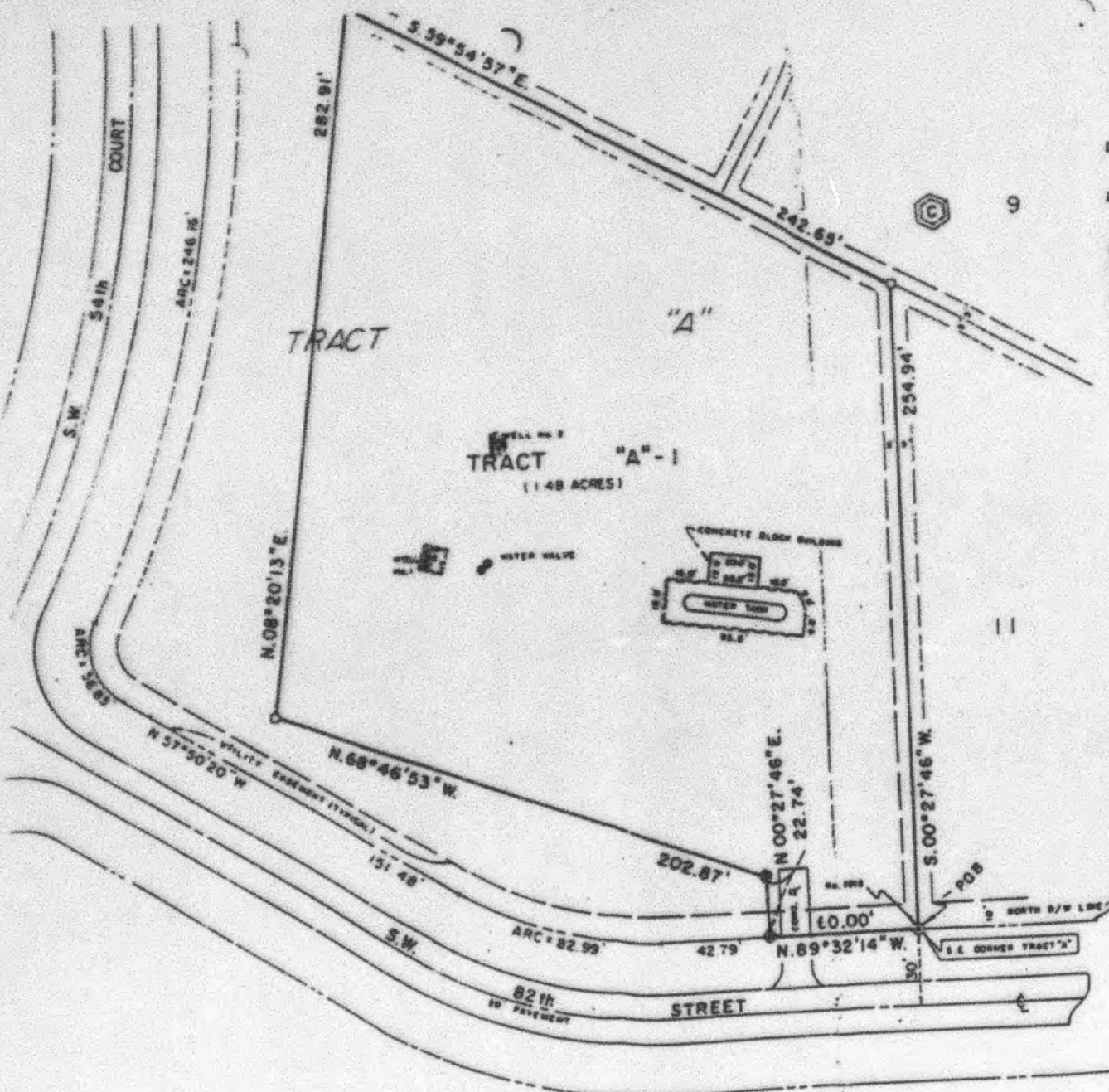
Handwritten initials and marks in the left margin.

MAP OF SURVEY
FO. 7
WINDSTREAM UTILITIES

LEGAL DESCRIPTION:

TRACT "A"-1 BEING A PORTION OF TRACT "A", BLOCK "C", MAJESTIC OAKS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF TRACT "A", BLOCK "C", MAJESTIC OAKS AS PER PLAT THEREOF RECORDED IN PLAT BOOK "1" PAGES 79-80 OF THE PUBLIC RECORDS OF HARRISON COUNTY, FLORIDA AND PROCEED N89°32'12"W ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. 82TH STREET (BEING 80 FEET WIDE) A DISTANCE OF 60.00 FEET; THENCE N00°27'46"W A DISTANCE OF 22.74 FEET; THENCE N68°46'53" W A DISTANCE OF 202.87 FEET; THENCE N08°20'13"E A DISTANCE OF 282.91 FEET; THENCE S58°54'57"E A DISTANCE OF 242.65 FEET; THENCE S00°27'46"E A DISTANCE OF 254.94 FEET TO THE POINT-OF-BEGINNING.



SURVEYOR NOTES:

1. Bearings shown herein are relative to assumed datum. (unless noted)
2. Reproduction of this map of survey is invalid unless containing the original signature and embossed surveyors seal.
3. This map of survey may not show all easements which could exist upon a title search.

4. There may be other known portions to this survey that located by survey and are on this map of survey.

S.W. 82nd St "A"

Mc 10.50
OS 273.00

This instrument prepared by:
Frank C. Amos
300 N. E. Eighth Avenue
Ocala, FL 34479



W. J. ...
93-079972

MARION COUNTY, FL
93 NOV 18 11 0:36

PERSONAL REPRESENTATIVE'S DEED

BY THIS DEED, SALLY E. BOYD, as Personal Representative of the Estate of Roy Thagard Boyd, Jr., also known as R. T. Boyd, Jr., deceased, whose address is 3707 N. W. 110th Avenue, Ocala, FL 34482, hereinafter called Grantor, pursuant to the powers granted to her in the Last Will and Testament of decedant dated November 1, 1990, and filed with the Clerk of Court, Fifth Judicial Circuit, in Case No. 93-438 CP, and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by WINDSTREAM UTILITIES COMPANY, a Florida corporation, whose mailing address is P. O. Box 4201, Ocala, FL 34478, and whose Employer Identification Number is 59-238672, hereinafter called the Grantee, conveys to Grantee the following real property in Marion County, Florida:

A portion of Tract "M", Block K, Sun Country Estates II, as recorded in Plat Book V, pages 90 and 91, of the Public Records of Marion County, Florida, being more fully described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 16 South, Range 21 East, Marion County, Florida; thence run South 89°47'54" East along the north boundary of said Northeast 1/4 of Southwest 1/4 of Section 17 (also the centerline of S. W. 85th Street right-of-way, 80.0 feet wide), 46.08 feet; thence depart said centerline South 03°02'06" West, 57.65 feet to the Point of Beginning; thence continue South 03°02'06" West 20.60 feet; thence depart South 89°31'33" East 72.88 feet; thence North 02°13'06" East 20.45 feet; thence North 89°24'57" West 72.59 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress to said property and an easement to locate a second well on Tract M or Lots 5 and 6, Block K, if those lots are acquired by the Estate, its successors or assigns.

SUBJECT TO restrictions, reservations and easements, if any, as shown on the plat of Sun Country Estates II as recorded in Plat Book V, pages 90 and 91, public records of Marion County, Florida; easement to Florida Power Corporation as recorded in Deed Book 264, page 292, public records of Marion County, Florida; Covenant to the Board of County Commissioners of Marion County, Florida, as recorded in Official Records Book 1155, page 854, public records of Marion County, Florida; Agreement recorded in Official Records Book 1155, page 855, public records of Marion County, Florida; and real property taxes for 1993.

Part of Property Appraiser's Tax Parcel No. 3563-000-001.

Grantor covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor, and Grantor hereby releases the above described property from any rights of the Personal Representative under Sections 733.607 and 733.608 of the Florida Probate Code.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 8 day of March, 1993.

Signed, sealed and delivered in the presence of:

Sign: *Emma Jean Moore*
Print name: Emma Jean Moore
Sign: *[Signature]*
Print name: Frank C. Amos

Sally E. Boyd
Sally E. Boyd, as Personal Representative of the Estate of Roy Thagard Boyd, Jr., also known as R. T. Boyd, Jr., deceased

DN 1978PC0627

EXHIBIT "2A"

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me, this
8th day of March, 1993, by Sally E. Boyd, as Personal
Representative of the Estate of Roy Thagard Boyd, Jr., also known as R. F.
Boyd, Jr., deceased, who is personally known to me and who did take an oath.

Sign: [Signature]
Print name: James Jean Moore
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

My commission expires:

OFFICIAL NOTARY SEAL
JAMES JEAN MOORE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 0029815
MY COMMISSION EXP. DEC. 15, 1994

STATE OF FLORIDA
STAMP TAX
273.00

BY [Signature]
FRANCIS E. TUCKER, CLERK
D.C.

EXHIBIT "7A"