

The Law Offices of
JAMES C. McCLENDON II
1399 West State Road 434
Longwood, Florida 32750

Telephone and Fax Number
(407) 767-0660

August 12, 1997

ORIGINAL
FILE COPY

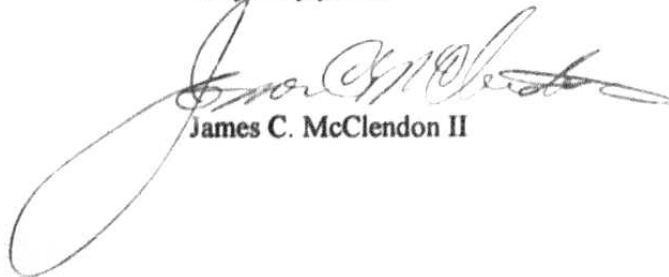
The Director
Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Docket No. ~~961331~~-WU, Application for transfer of
Certificate No. 324-W in Lake County from Glenn's
Cove Central Water System to Cove WaterSystem, Inc.

Dear Director,

Pursuant to Order No. PSC-97-0830-FOF-WU and a letter dated August 6, 1997 from Patricia Brady, I am hereby verifying that the proposed sale did take place on Friday, August 1, 1997. I am enclosing a copy of the Special Warranty Deed as evidence of the closing. I am also returning the original Certificate Number 324-W. If anything further is needed, please advise. With kindest regards, I remain

Very truly yours,



James C. McClendon II

ACK _____
AFA _____
APP _____
CAF _____
CMU _____
CTR _____
EAG _____
LEG 1 _____
LIN _____
OPC _____
RCH _____
SEC 1 _____
WAS 1 - forward org cert to waw _____
OTH _____

97 AUG 14 15:15
Enclosures
MAIL ROOM

DOCUMENT NUMBER-DATE
08234 AUG 14 97
FPSC-RECORDS/REPORTING

PREPARED BY and RETURN TO:
James C. McClendon II, Esquire
1399 State Road 434, West
Longwood, Florida 32750

+	
+	
+	
+	REC 17.00 RECEIVED FOR
+	TF 2.50 ENCISE TAXES
+	MORT. DOC _____
+	DEED DOC 96.60
+	INT _____
+	JAMES C. WATKINS, CLERK LAKE CO. FL
+	BY <u>JEH</u> D.C.
+	IND 1.00
+	+++++

SPECIAL WARRANTY DEED

THIS DEED is dated the first day of August, 1997, by and between MARGARET E. BELEW as Trustee under the Margaret E. Belew Trust Agreement dated October 7, 1994, (SS# 209-14-4282), a single person, JOHN A. MITCHELL, (SS# 263-96-5505) and SHARON L. MITCHELL (SS# 264-02-0264), his wife, ("Grantor"), whose address is 30932 Circle Drive, Tavares, Florida 32778 and COVE WATER SYSTEM, INC., a Florida not-for-profit corporation, (Grantee), whose address is 30741 Glenn Drive, Tavares, Florida 32778.

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain property, together with the improvements thereon (hereinafter collectively referred to as the "Property") in Lake County, Florida, more particularly described as follows:

From the Southwest corner of Lot 41, First Addition to Glenn's Cove, according to the Plat thereof recorded in Plat Book 17, page 17, Public Records of Lake County, Florida, run Northerly along the Westerly line of said lot a distance of 100 feet to a corner of said lot, thence North 75 degrees 40 minutes East along a Northerly line of said lot a distance of 90 feet to a corner of said lot and the point of beginning; run thence Northerly along the Easterly line of a street designated on said plat as East Court a distance of 25 feet to the most Northerly line of said lot, thence North 75 degrees 40 minutes East along the most Northerly line of said lot to the waters of a canal, thence Southerly along and with the waters of said canal to a point that is North 75 degrees 40 minutes East of the point of beginning, thence South 75 degrees 40 minutes West to the point of beginning.

RECORDED
RECORD VERIFIED
LAKE COUNTY, FL
AUG 5 10 13 AM '97

Also that part of lot 42, First Addition to Glenn's Cove, according to the Plat thereof recorded in Plat Book 17, page 17, Public Records of Lake County, Florida, lying South of a line bearing North 75 degrees 40 minutes East extending from the Southeast corner of Lot 43 to the waters of a canal shown on said plat.

The above parcels being the Water System Parcel as referred to in Official Record Book 289, page 391, Public Records of Lake County, Florida.

SUBJECT to restrictions of record.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD to same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (i) that Grantor is lawfully seized of the Property in fee simple; (ii) that Grantor has good right and lawful authority to sell and convey the Property; (iii) that Grantor hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor; and (iv) that the Property is free and clear of all liens and encumbrances with the exception of real estate taxes for 1997 and subsequent years.

Except for the warranties of title specifically contained in the immediately preceding paragraph, Grantor has not made, and does not make, any representations or warranties as to the physical condition, quality of construction of any improvements, quality of materials to be incorporated into any improvements, expenses, operation, maintenance, profit, rents, loss or use to which the Property or any part thereof may be put, or any other matter or thing affecting or pertaining to the Property, and Grantee hereby takes the Property "as is". There are no express or implied warranties given to Grantee in connection with the property or in connection with the condition or quality of the construction of any improvements comprising the Property. Grantor does hereby disclaim any and all warranties of merchantability and fitness that may be due from Grantor to Grantee, whether in regard to the improvements, buildings or personal property contained therein and included in this conveyance. Grantee expressly releases and relieves Grantor from any liability, warranty or obligation relating to the condition of the Property, specifically including: latent and patent conditions; the presence or release of hazardous or toxic wastes, substances and materials on or from the Property or any adjoining property; zoning requirements; subsoil conditions; storm water drainage conditions; the existence or condition of utilities, if any, at the Property; and any and all other matters relating to the physical condition of the Property.

WHEREVER USED HEREIN, the terms "Grantor" and "Grantee" shall be deemed to include the parties to the instrument and their perspective heirs, legal representatives, successors and assigns. The singular shall be deemed to include the plural, and vice versa.

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

Signed, sealed and delivered in the presence of:

sign: [Signature]
print: G. H. MASSEY III

sign: [Signature]
print: G. Edward Clement

sign: [Signature]
print: G. H. MASSEY III

sign: [Signature]
print: G. Edward Clement

sign: [Signature]
print: G. H. MASSEY III

sign: [Signature]
print: G. Edward Clement

[Signature]
Margaret E. Belew as Trustee under
the Margaret E. Belew Trust
Agreement dated October 7, 1994.
11348 Dead River Road
Tavares, Florida 32778

[Signature]
John A. Mitchell
30932 Circle Drive
Tavares, Florida 32778

[Signature]
Sharon L. Mitchell
30932 Circle Drive
Tavares, Florida 32778

STATE OF FLORIDA
COUNTY OF LAKE

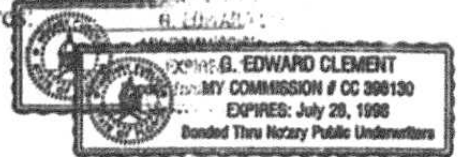
The foregoing instrument was acknowledged before me this first day of August, 1997
by **Margaret E. Belew**, as Trustee under the Margaret E. Belew Trust Agreement dated
October 7, 1994, who is personally known to me, ~~or who produced~~ _____

~~as identification.~~

NOTARY PUBLIC:

G. Edward Clement
print: G. Edward Clement
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF LAKE



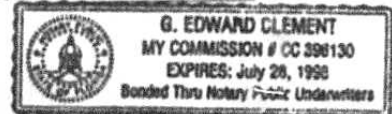
The foregoing instrument was acknowledged before me this first day of August, 1997
by **John A. Mitchell**, who is personally known to me, ~~or who produced~~ _____

~~as identification.~~

NOTARY PUBLIC:

G. Edward Clement
print: G. Edward Clement
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF LAKE

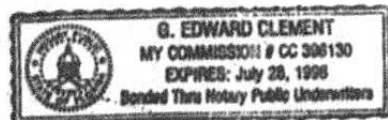


The foregoing instrument was acknowledged before me this first day of August, 1997
by **Sharon L. Mitchell**, who is personally known to me, ~~or who produced~~ _____

~~as identification.~~

NOTARY PUBLIC:

G. Edward Clement
print: G. Edward Clement
Commission Expires: _____





FLORIDA
PUBLIC SERVICE COMMISSION

CERTIFICATE
NUMBER

324-W

Upon consideration of the record it is hereby ORDERED that
authority be and is hereby granted to

GLENN'S COVE CENTRAL WATER SYSTEM

Whose principal address is

57 Circle Drive

Tavares, Florida 32778

(Lake County)

to provide water service in accordance with the
provisions of Chapter 367, Florida Statutes, the Rules, Regula-
tions and Orders of this Commission in the territory described
by the Orders of this Commission.

This Certificate shall remain in force and effect until
suspended, cancelled or revoked by Orders of this Commission.

ORDER 8956 DATED 7/16/79 DOCKET 780873-W

ORDER _____ DATED _____ DOCKET _____

ORDER _____ DATED _____ DOCKET _____

ORDER _____ DATED _____ DOCKET _____

BY ORDER OF THE
FLORIDA PUBLIC SERVICE COMMISSION

William B. DeWally

Robert J. Mann
Commission Clerk

Chairman

