



ORIGINAL
Public Service Commission

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

DATE: January 20, 1999
 TO: Division of Records and Reporting
 FROM: Stephanie Clapp, Division of Water and Wastewater
 Shannon Fleming, Division of Legal Services *Shannon Fleming*
 RE: Docket No. 980536-WU: Application for transfer of water facilities from Alturas Water Works to Keen Sales, Rentals and Utilities, Inc. in Polk County, cancellation of Alturas' Certificate No. 591-W, and amendment to Keen's Certificate No. 582-W to include additional territory.

The closing on the transfer of Alturas Water Works to Keen Sales, Rentals and Utilities, Inc., was completed on December 29, 1998. Attached are faxed copies of the closing statement and executed Warranty Deed provided as proof that the closing actually did take place. Copies of the recorded documents will be mailed to the Public Service Commission as soon as they are received by the attorney who processed the closing. Therefore, this docket may now be closed.

Thank you.

Attachments

cc: Division of Water and Wastewater (Messer)
 Division of Legal Services (Jaber)

- ACK _____
- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG _____
- LIN _____
- OPC _____
- RCH _____
- SEC 1
- WAS _____
- OTH *copy sent to Nance*

OK
SM
1/25/99

DOCUMENT NUMBER-DATE

00943 JAN 22 1999

FPSC-RECORDS/REPORTING

Monte J. Tillis, Jr.

Attorney at Law

(941) 533-8811

*190 South Broadway, P. O. Box 57
Brandon, Florida 33529*

January 15, 1999

Ms. Stephanie Clapp
Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

Re: Docket #980536-WU
Alturas Water Works/Keen Sales, Rentals and Utilities, Inc.

Dear Ms. Clapp:

Enclosed is a copy of the warranty deed conveying the property from Michael B. Register, d/b/a Alturas Water Works to Keen Sales, Rentals and Utilities, Inc. along with a copy of the closing statement. If you require any further documents from me, please let me know.

Very truly yours,

Janice

Janice M. Jones

CLOSING STATEMENT

DATE: December 29, 1998
 SELLER: Michael B. Register, D/B/A Alturas Water Works
 BUYER: Keon Sales, Rentals and Utilities, Inc., a Fla. Corp.
 PURCHASE PRICE: \$12,000.00 (Land \$1,500.00 - Assets \$10,500.00)
 DEPOSIT: \$ 12,000.00 (Held by the office of Stephen Baker)
 CASH ON CLOSING: \$ 12,000.00

CLOSING EXPENSES:

Documentary Stamps on Warranty Deed	\$ 10.50
Title Insurance	250.00
Recording Warranty Deed	6.00
Recording Affidavit	6.00
Recording Certificate of Trust Terms	6.00
Recording Fictitious Name Cert. Alturas Water Works	6.00
Recording Certificate of Good standing - Keon	6.00
Attorney Fee	1.00
	<u>1.00</u>
Total	\$ 1,790.50

SELLER'S EXPENSES:

Customer Deposits on Accounts	520.00
Special Assessment (1/1/98-11/30/98) (4-1/2% of \$10,844.00)	487.98
Recording Corrective Deed	6.00
Share of closing expenses	<u>975.25</u>
Total	\$ 1,989.23

BUYERS EXPENSES:

Share of Closing Expenses	\$ 815.00
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Warranty Deed (Individ. To Individ.)

Return to: Monte J. Tillis, Jr.
P. O. Drawer 37
Bartow, FL 33831

This instrument Prepared by:

Monte J. Tillis, Jr.
P. O. Drawer 37
Bartow, FL 33831

Property Appraisers Parcel Identification:

163026-894500-020070

THIS WARRANTY DEED, made the 23 day of December, 1998, by MICHAEL B. REGISTER, D/B/A ALTURAS WATER WORKS, P. O. Box 257, Alturas, Florida 33820 hereinafter called the grantor to KEEN SALES, RENTALS AND UTILITIES, INC., a Florida Corporation, 885 Dyson Road, Haines City, Florida 33844 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, wherever the context so admits or requires.)

IF ~~known~~ That the Grantor, for and in consideration of the sum of (\$10.00) Ten and no/100 dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in POLK COUNTY, STATE OF FLORIDA:

Lot 7, Block 20 TOWNSITE OF ALTURAS, according to the plat thereof Recorded in Plat Book 4, Page 62 of the public records of Polk county, Florida.

INCLUDING: the well, pump, water tank, meters, water lines, and any other equipment used in the operation of the business known as Alturas Water Works.

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.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses

Janice M. Jones
Printed Name: Janice M. Jones

Michael B. Register
MICHAEL B. REGISTER

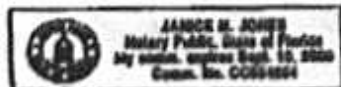
Monte J. Tillis
Printed Name:

STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MICHAEL B. REGISTER, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. Said persons are personally known to me Or Said person presented the following identification: _____

Witness my hand and official seal in the County and State last aforesaid this 29 day of December 1998.

(Notary Rubber Stamp Seal)



Janice M. Jones
Janice M. Jones, Notary Public
My Commission Expires: Sept. 10, 2000