

ORIGINAL

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STEVEN T. MINDLIN, P.A.
JOSEPH P. PATTON
DAREN L. SHIPPY, LL.M. TAX
WILLIAM E. SUNDSTROM, P.A.
DIANE D. TREMOR, P.A.
JOHN L. WHARTON

March 6, 2002

ROBERT M. C. ROSE
OF COUNSEL

VIA HAND DELIVERY

**Ms. Blanca Bayo, Director
Division of Commission Clerk & Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850**

**RE: North Sumter Utility Company, LLC; Docket No. 010859-WS
Our File No. 34078.01**

Dear Ms. Bayo:

In accordance with Public Service Commission Order No. PSC-02-0179-FOF-WS, enclosed are copies of the recorded Warranty Deeds for the water and wastewater plant sites for North Sumter Utility Company, LLC.

Very truly yours,


MARTIN S. FRIEDMAN
For The Firm

MSF/brm

Enclosure

cc: Mr. John Wise
Larry Harris, Esquire (w/ enclosure, via hand delivery)
nsuc\bayo.3

AUS _____
CAF _____
CMP _____
COM _____
CTR _____
ECR _____
GCL _____
OPC _____
MMS _____
SEC _____
OTH _____ *CFM*

DOCUMENT NUMBER-DATE

02587 MAR-6 02

FPSC-COMMISSION CLERK

Documentary Stamps \$ 28.70
Intangible Tax \$
Paid 17th Day of Oct. 19 01
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL
BY Lenny R. Johnson P.C.

2.00
1.50
3.70
2.00
4.20

THIS INSTRUMENT PREPARED BY/RETURN TO:
Steven M. Roy/aha
McLin, Burnsed, Morrison, Johnson,
Newman & Roy, P.A.
Post Office Box 1299
Leesburg, Florida 32158-1299
Parcel Identification No.

WARRANTY DEED

THIS INDENTURE made this 16th day of October, 2001, between H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest; H. Gary Morse and R. Dewey Burnsed as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, and H. Gary Morse and R. Dewey Burnsed, as Trustee of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, as tenants in common, whose address is 1100 Main Street, The Villages, Florida 32159, and The Villages of Lake-Sumter, Inc; whose address is 1100 Main Street, The Villages, Florida 32159 Grantors, and North Sumter Utility Company, L.L.C., whose address is 1100 Main Street, The Villages, Florida 32159, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate and being in Sumter County, Florida, to-wit: D15-003

See attached Exhibit A

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

WITNESSES TO ALL:
Steven M. Roy
Printed Name

H. Gary Morse and R. Dewey Burnsed
H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986

Doris A. Pardo
Printed Name

THE VILLAGES OF LAKE-SUMTER, INC.
By: John Parker
John Parker, Vice President

STATE OF FLORIDA
COUNTY OF LAKE

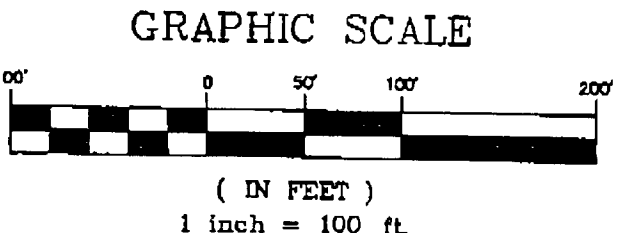
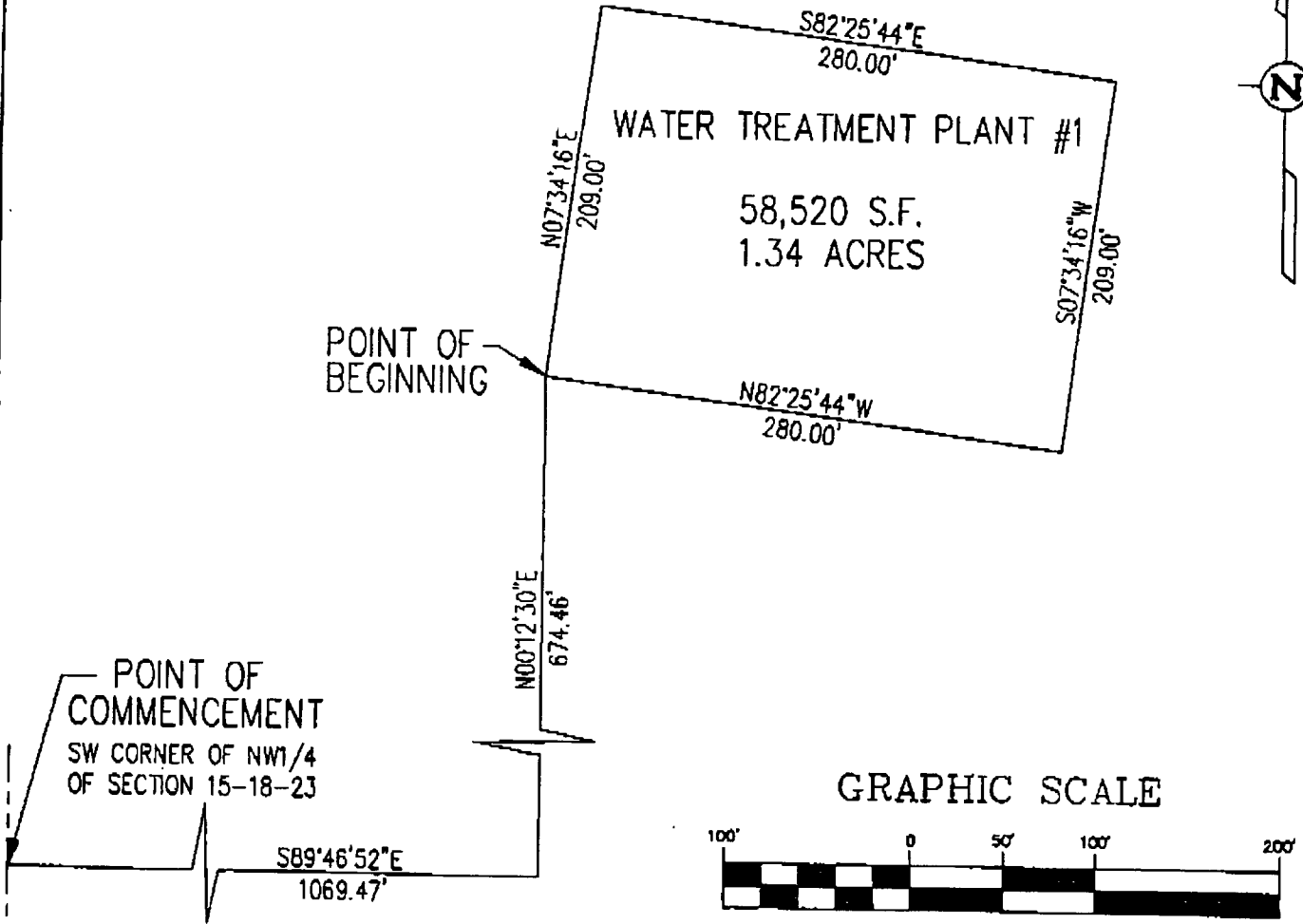
The foregoing instrument was acknowledged before me this 16th day of October, 2001, by John Parker, the Vice President of and on behalf of The Villages of Lake-Sumter, Inc.; and by H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986.

Doris A. Pardo
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)
Doris A. Pardo
(Print Name of Notary Public)
My Commission Expires: 7/29/05
Serial/Commission Number # 00018368
Personally Known or Produced Identification
Type of Identification Produced: _____



FILE DATE: 10/17/2001 FILE TIME: 04:09 OK BOOK: 919 PAGE: 1/1
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18874 **

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)



LEGAL DESCRIPTION
 NORTH SUMTER UTILITIES
 WATER TREATMENT PLANT #1

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4; RUN S89°46'52"E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1069.47 FEET; THENCE N00°12'30"E, 674.46 FEET TO THE POINT OF BEGINNING; THENCE N07°34'16"E, 209.00 FEET; THENCE S82°25'44"E, 280.00 FEET; THENCE S07°34'16"W, 209.00 FEET; THENCE N82°25'44"W, 280.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.34 ACRES, MORE OR LESS.

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP. DESCRIPTION IS BASED UPON INFORMATION SHOWN ON TAX PARCEL CARD.

10/12/01
DATE

William S. Barley
 WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 3815

**FARNER
BARLEY
AND ASSOCIATES, INC.**

304 NORTH SINGLAR AVENUE • TAVARES, FL 32778 • (386) 343-8481

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18874

31.00
1.00
22.00
37.00
3.00
40.00

Documentary Stamps \$ 1022.00
Intangible Tax \$
Paid 17th Day of Oct 2001
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL
BY *[Signature]* P.C.

THIS INSTRUMENT PREPARED BY/RETURN TO:
Steven M. Roy/aha
McLin, Burns, Morrison, Johnson,
Newman & Roy, P.A.
Post Office Box 1299
Leeburg, Florida 32158-1299
Parcel Identification No.

WARRANTY DEED

THIS INDENTURE made this 16th day of October, 2001, between PM3, Ltd. a Florida limited partnership, whose address is 1100 Main Street, The Villages, Florida 32159, Grantor, and North Sumter Utility Company, L.L.C., whose address is 1100 Main Street, The Villages, Florida 32159, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate and being in Sumter County, Florida, to-wit: D26-001
D35-001

See attached Exhibit A

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence:
Rebecca Billings
Rebecca Billings
Printed Name
Doris A. Pardo
Doris A. Pardo
Printed Name

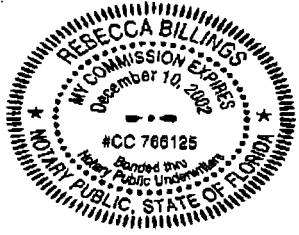
PM3, Ltd., a Florida limited partnership,
By: PM3, Inc, a Florida corporation, its General Partner
By: *[Signature]*
John Parker, Vice President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 16th day of October, 2001, by *John Parker*, the Vice President of PM3, Inc., a Florida corporation, on behalf of PM3, Ltd. a Florida limited partnership, its General Partner

Rebecca Billings
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)
Rebecca Billings
(Print Name of Notary Public)
My Commission Expires: 12-10-2002
CC766125
Serial/Commission Number
Personally Known or Produced Identification
Type of Identification Produced:

(Notary Seal)



FILE DATE: 10/17/2001 FILE TIME: 04:08 OR BOOK: 919 PAGE: 174
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18873 **

Exhibit "A"

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

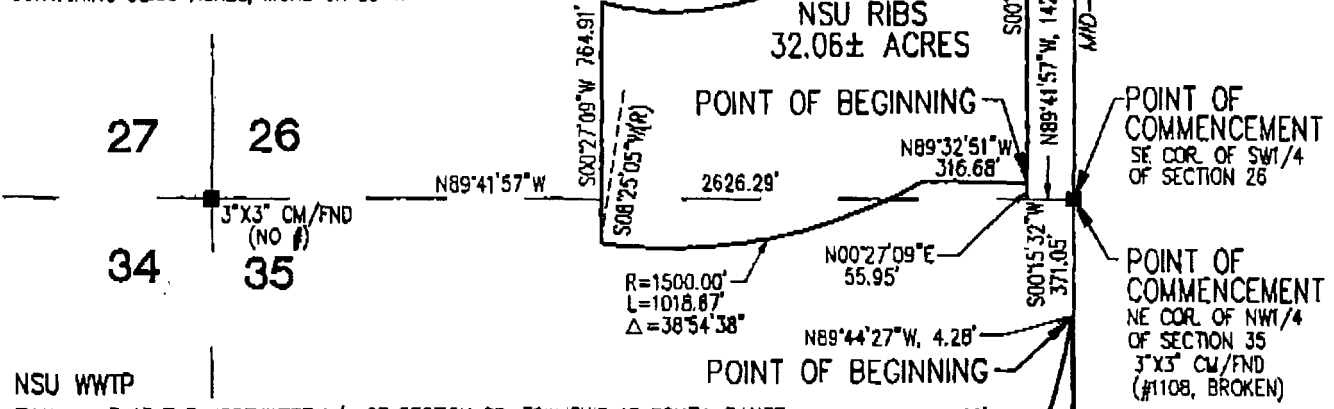
LEGEND

PCC - POINT OF COMPOUND CURVE
 NSU - NORTH SUMTER UTILITIES, INC.
 WWTP - WASTE WATER TREATMENT PLANT
 RIBS - RAPID INFILTRATION BASINS

NSU RIBS

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 26 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, ALL IN TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

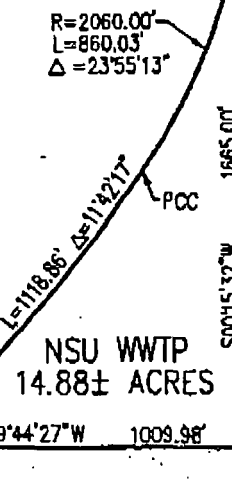
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26;
 THENCE N89°41'57"W ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4
 FOR 142.76 FEET; THENCE N00°27'09"E FOR 55.95 FEET TO THE POINT OF
 BEGINNING; THENCE CONTINUE N00°27'09"E FOR 1729.26 FEET; THENCE
 N89°32'51"W FOR 482.64 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE
 NORTHWESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHERLY,
 SOUTHWESTERLY AND WESTERLY, FROM A RADIAL LINE WHICH BEARS
 N54°16'13"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
 OF 142°16'23" FOR A DISTANCE OF 1862.35 FEET; THENCE S00°27'09"W FOR
 764.91 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY AND
 HAVING A RADIUS OF 1500.00 FEET; THENCE EASTERLY, FROM A RADIAL LINE
 WHICH BEARS S08°25'05"W, ALONG THE ARC OF SAID CURVE THROUGH A
 CENTRAL ANGLE OF 38°54'38" FOR A DISTANCE OF 1018.67 FEET; THENCE
 S89°32'51"E FOR 316.68 FEET TO THE POINT OF BEGINNING.
 CONTAINING 32.06 ACRES, MORE OR LESS.



NSU WWTP

THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35;
 THENCE S00°15'32"W ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4
 FOR 371.05 FEET; THENCE N89°44'27"W FOR 4.28 FEET TO THE POINT OF
 BEGINNING; THENCE S00°15'33"W FOR 1665.00 FEET; THENCE N89°44'27"W
 FOR 1009.98 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE
 NORTHWESTERLY AND HAVING A RADIUS OF 5477.00 FEET; THENCE
 NORTHEASTERLY, FROM A RADIAL LINE WHICH BEARS S44°56'24"E, ALONG
 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°42'17" FOR A
 DISTANCE OF 1118.86 FEET TO A POINT OF COMPOUND CURVATURE OF A
 CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2060.00 FEET;
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
 ANGLE OF 23°55'13" FOR A DISTANCE OF 860.03 FEET TO THE POINT OF
 BEGINNING.
 CONTAINING 14.88 ACRES, MORE OR LESS.



GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP. DESCRIPTION IS BASED UPON INFORMATION SHOWN ON TAX PARCEL CARD.

20/12/01
DATE

William S. Barley

WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 3815



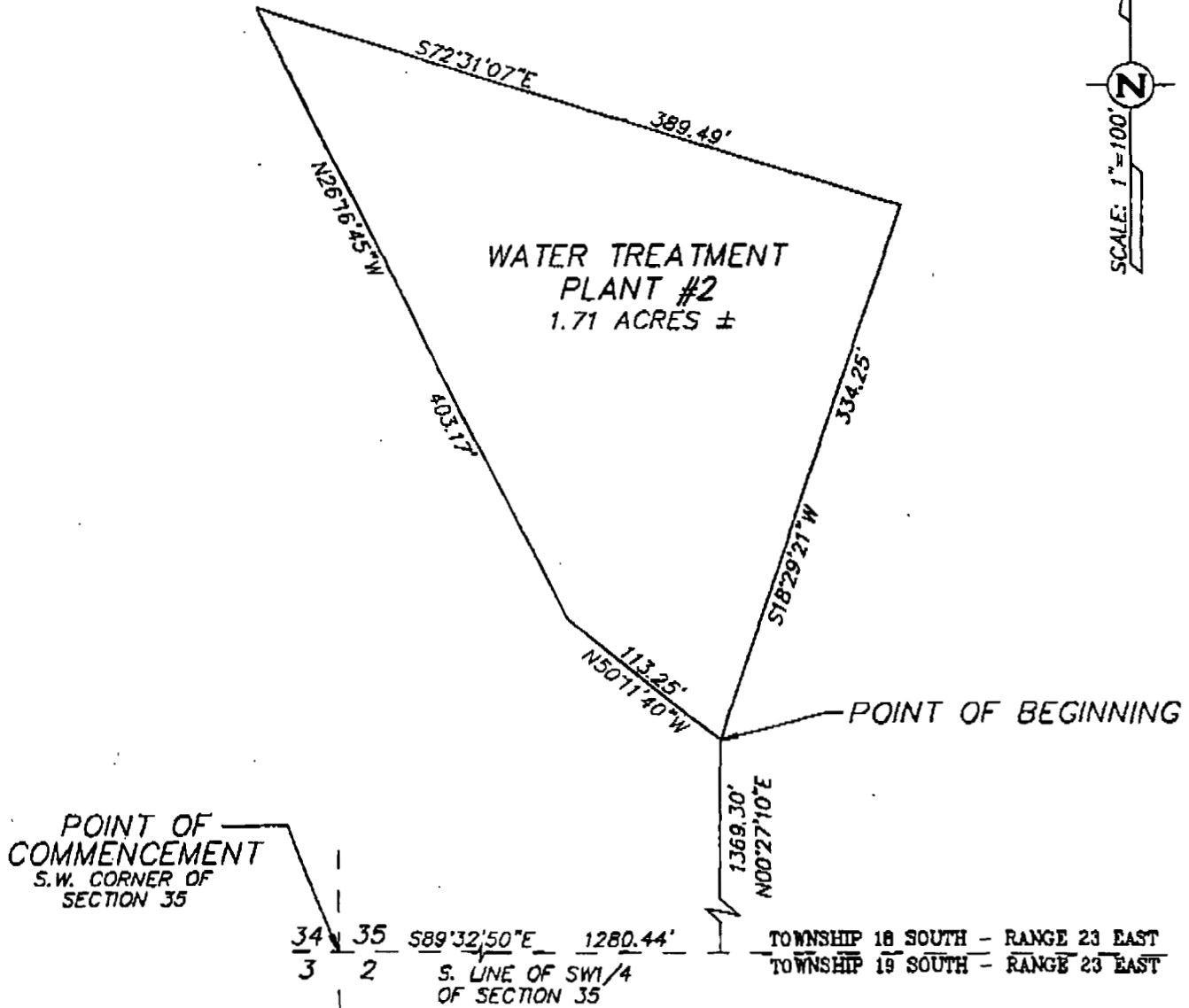
WILLIAM S. BARLEY
 AND ASSOCIATES, INC.
 350 NORTH BRIMLEY AVENUE • TAMPA, FL 33678 • (813) 342-6441

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4708

ALL RIGHTS RESERVED
 SUMTER CO., FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18873
 IN SUM. 237 TRUL. 1/3

A-1

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)



FILE URIC: 10/11/00A FILE TIME: 04:08 UR DOWN: 515 FILE: 1/0
 SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18873

NORTH SUMTER UTILITY CO.
 WATER TREATMENT PLANT NO. 2

A PARCEL OF LAND LYING WITHIN SECTION 35, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35; THENCE ALONG THE SOUTH LINE OF THE SW1/4 OF SECTION 35 RUN S89°32'50"E, 1280.44 FEET; THENCE N00°27'10"E, 1369.30 FEET TO THE POINT OF BEGINNING; THENCE N50°11'40"W, 113.25 FEET; THENCE N26°16'45"W, 403.17 FEET; THENCE S72°31'07"E, 389.49 FEET; THENCE S18°29'21"W, 334.25 FEET TO THE POINT OF BEGINNING.
 (CONTAINING 1.71 ACRES, MORE OR LESS)

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP. DESCRIPTION IS BASED UPON INFORMATION SHOWN ON TAX PARCEL CARD.

10/12/01
 DATE

William S. Barley
 WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 3815

**FARNER
 BARLEY
 AND ASSOCIATES, INC.**
 300 NORTH SHOLAR AVENUE • TAVARES, FL 32778 • (352) 343-8481

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

A-2