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State of Florida



Public Service Commission

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COMMISSION
CLERK

DATE: October 27, 2003
TO: Division of the Commission Clerk and Administrative Services
FROM: Cheryl Johnson, Division of Economic Regulation
RE: Docket No. 030236-WS Application for Authority to Transfer the Facilities of Pennbrooke Utilities, Inc. and Certificate Nos. 466-W and 400-S in Lake County

Please include the attached document in file docket no. 030236-WS.

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

DOCUMENT NUMBER-DATE

10624 OCT 28 8

FPSC-COMMISSION CLERK

CFN 2003131189
Bk 02427 Pgs 0434 - 436; (3pgs)
DATE: 10/09/2003 02:13:41 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 13.00
TRUST FUND 2.00
DEED DOC 3,500.00

③ This Instrument was Prepared by
and is to be Returned to:

Aileen S. Davis
Akerman Senterfitt
P.O. Box 3273
Tampa, Florida 33601-3273
(813) 223-7333

3,500.00
15.00

3,515.00

WARRANTY DEED

This WARRANTY DEED is made and delivered effective as of September 26, 2003 by and between PENNBROOKE UTILITIES, INC., a Florida Corporation, as Grantor, whose address is 146 Horizon Court, Lakeland, Florida 33813 and UTILITIES, INC. OF PENNBROOKE, a Florida corporation, as Grantee, whose address is 2335 Sanders Road, Northbrook, Illinois, 60062. (All references to the parties herein shall include their successors and assigns.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee the real property (the "Property") situated in Lake County, Florida, legally described on Schedule "A" attached hereto and by this reference incorporated herein.

Parcel Identification Nos.

19-19-24-0020000 5900

19-19-24-0020000 5900

19-19-24-0020000 4700

TOGETHER WITH all of Grantor's right, title and interest in and to: (a) all air, surface, mineral and subsurface interests and rights benefiting or otherwise relating to the Property; (b) all easements appurtenant to or otherwise benefiting the Property; and (c) any land lying in the back of any street, alley, road or avenue, whether in existence, abandoned, vacated or proposed, to the centerline thereof; with every privilege,

right, title, interest, estate, reversion and remainder thereto belonging or in anyway thereunto appertaining.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except: (a) taxes and assessments for the year 2003 and subsequent years; (b) Easement granted to Florida Power Corporation by instrument recorded in Official Records Book 356 at Pages 382 and 383, public records of Lake County, Florida; and (c) zoning and governmental ordinances, rules, regulations, and laws.

AND Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

Signed, Sealed and Delivered in the Presence of:

Caprice Estelle (Witness 1 - Signature)
Caprice Estelle (Witness 1 - Printed Name)
M. S. Haas (Witness 2 - Signature)
M. S. HACKETT (Witness 2 - Printed Name)

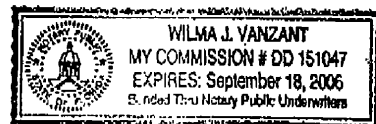
PENNBROOKE UTILITIES, INC., A Florida Corporation

By: Robert J. Salzman, As its President

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me on September 24, 2003 by Robert J. Salzman, as the President of PENNBROOKE UTILITIES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has provided a driver's license as identification (check one).

Wilma J. Vanzant (Signature)
WILMA J. VANZANT (Type or Print Name)
Notary Public
My Commission Expires:
My Commission Number is:



SCHEDULE "A"

Legal DescriptionParcel I: PENNBROOKE UTILITIES: EFFLUENT PONDS

A Parcel of land lying in Section 19, Township 19 South, Range 24 East, more particularly described as follows:

Commencing at the Southwest corner of Tract "B" as shown on the plat of "PENNBROOKE, PHASE M", recorded in the public records of Lake County, Florida, in Plat Book 43 on page 27, thence, N 00° 25' 16" E, a distance of 446.76 feet to the Point of Beginning. From the Point of Beginning thus described, thence, N 89° 40' 58" W, a distance of 315.12 feet; thence, N 00° 25' 16" E, a distance of 525.57 feet; thence N 61° 57' 44" E, a distance of 287.54 feet; thence, N 38° 42' 16" E, a distance of 119.73 feet; thence N 00° 45' 03" W, a distance of 122.49 feet; thence, N 88° 26' 01" E, a distance of 77.37 feet; to the Northwest corner of the aforementioned Tract "B"; thence S 11° 53' 12" E, along the Westerly boundary of said Tract "B", a distance of 229.18 feet; thence, S 00° 48' 06" E, a distance of 243.58 feet; thence, S 34° 30' 11" W, a distance of 251.13 feet; thence, S 00° 25' 16" W, a distance of 205.72 feet to the Point of Beginning.

All being in Lake County, Florida.

Parcel II: PENNBROOKE UTILITIES: SEWER TREATMENT PLANT

A Parcel of land lying in Section 19, Township 19 South, Range 24 East, more particularly described as follows:

Commencing at the Southwest corner of Tract "B" as shown on a plat of "PENNBROOKE, PHASE M" recorded in the public records of Lake County, Florida, in Plat Book 43 on page 27, thence, N 89° 40' 58" W, a distance of 146.53 feet to the Point of Beginning. From the Point of Beginning thus described continue, N 89° 40' 58" W, a distance of 261.95 feet; thence, N 00° 25' 16" E, a distance of 253.06 feet; thence, S 89° 40' 58" E, a distance of 261.95 feet; thence, S 00° 25' 16" W, a distance of 253.06 feet to the Point of Beginning.

Parcel III:

The South 150 feet of the West 210 feet of the West 505 feet of the North $\frac{3}{4}$ of the West $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 19 South, Range 24 East, in Lake County, Florida; LESS the Westerly 50.00 feet thereof for right-of-way of County Road No. 2-4800.

Parcel IV:

The South 325.00 feet of the West 210.00 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 19 South, Range 24 East, Lake County, Florida; LESS the Westerly 50.00 feet thereof for right-of-way of County Road No. 2-4800.

All being in Lake County, Florida.