



Public Service Commission

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

DATE: January 15, 2004
TO: Division of the Commission Clerk and Administrative Services
FROM: Cheryl Johnson, Division of Economic Regulation
RE: Docket No. 030656-WU Application for Transfer the Facilities of and Certificate No. 139-W in Pasco County from Dixie Groves Estates, Inc. To Dixie Groves Utility Company a Division of Community Utilities of Florida, Inc.

Please include the attached document in file docket no. 030656-WU.

- AUS _____
- CAF _____
- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- MMS _____
- SEC 1
- OTH _____

DOCUMENT NUMBER-DATE

00626 JAN 15 04

FPSC-COMMISSION CLERK

U.S. Water **Services Corporation**

TRANSMITTAL

Date: January 12, 2004

To: Ms. Cheryl Johnson
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399

From: Victoria Penick

Re: Dixie Groves Utility Transfer

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
04 JAN 14 AM 10:12
DIVISION OF
ECONOMIC REGULATION

Thank you for your direction and assistance. Please find recorded Warranty Deed enclosed as dicussed. I am hopeful that the photocopy is sufficient.

Vickie.

Jan 12 04 10:00a

20,000⁰⁰



Rept: 732945 Rec: 10.50
DS: 140.00 IT: 0.00
11/13/03 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
11/13/03 04:42pm 1 of 2
OR BK 5622 PG 756

Prepared by and return to:
KENNETH R. MISEMER
ALLGOOD & MISEMER, P.A.
5645 Nebraska Avenue
New Port Richey, FL 34652

Parcel 32-26-16-0010-00A00-0060
Parcel 32-26-16-0010-00G00-0C30

WARRANTY DEED

THIS INDENTURE, made this 30th day of December, 2002,

BETWEEN DIXIE GROVES ESTATES, INC., a corporation existing under the laws of the State of Florida, having its principal place of business at P.O. Box 845, New Port Richey, FL 34656, party of the first part, and

DIXIE GROVES UTILITY COMPANY, a Division of COMMUNITY UTILITIES OF FLORIDA, INC., a Florida corporation, whose mailing address is 4925 Cross Bayou Blvd., New Port Richey, FL 34652 party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, and its successors and assigns forever, the following described land, situate, lying and being in Pasco County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And said party of the first part does hereby covenant with party of the second part that party of the first part is lawfully seized of said land in fee simple, that party of the first part has good right and lawful authority to sell and convey said land and that party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered in our presence:

DIXIE GROVES ESTATES, INC., a Florida corporation

Kenneth R. Misemer

By
President

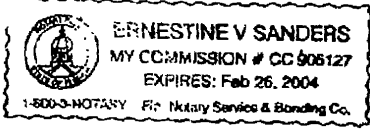
Angela N. Rushworth

STATE OF FLORIDA
COUNTY OF PASCO

... of December, 2002, by Judson F. Patten, as
President of DIXIE GROVES ESTATES, INC., a Florida corporation,
who is personally known to me.

Ernestine V Sanders
Notary Public

My commission expires:



Lot 5, Block A, DIXIE GROVES ESTATES, according to the plat thereof recorded in Plat Book 6, page 27 of the Public Records of Pasco County, Florida.

AND

Lot 6, Block A, DIXIE GROVES ESTATES, according to the plat thereof recorded in Plat Book 6, page 27 of the Public Records of Pasco County, Florida.

AND

Lots 3 and 4, Block G, and the West 20.00 feet of the South 30.60 feet of Lot 3, Block F, of DIXIE GROVES ESTATES, according to the plat thereof recorded in Plat Book 6, page 27 of the Public Records of Pasco County, Florida.

EXHIBIT "A"