



Public Service Commission
-M-E-M-O-R-A-N-D-U-M-

DATE: July 7, 2004
TO: Division of the Commission Clerk and Administrative Services
FROM: Cheryl Johnson, Division of Economic Regulation
RE: Docket No. 030991-WU Application for Transfer of all Water Facilities of Suwannee Valley Estates in Columbia County to Consolidated Water Works, Inc. (holder of Certificates No. 393-W) for cancellation of Certificate No. 421-W and for amendment of Certificate No. 393-W

Please include the attached document in file docket no. 030991-WU.

RECEIVED - FPSC
04 JUL - 7 PM 2:13
COMMISSION
CLERK

- CMP _____
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- ECR _____
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DOCUMENT NUMBER-DATE
07394 JUL-7 04
FPSC-COMMISSION CLERK

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the ____ day of _____, 2004 by and between Dewilton B. Espenship III and David Mangrum ("Grantor"), whose mailing address is P.O. Box 1102, Lake City, Florida 32056, in favor of Consolidated Water Works Inc. ("Grantee"), having an office at 2915 Baxter Lane, Lake City, Florida 32055.

WITNESSETH

Grantor, For and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, and Grantee's successors and assigns, forever, that certain parcel of land lying and being in Columbia County Florida, more particularly described on Exhibit "A" attached hereto ("Property").

SUBJECT, HOWEVER, to the following encumbrances and restrictions and matters:

- A. Real property taxes for the year 2004 and subsequent years;
- B. Those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

NOTE: Reference to the foregoing shall not serve to reimpose same.

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.

Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Property, subject to the matters referred to herein, and that Grantor will defend the same against the lawful claims of all persons claiming by, though or under Grantor, but not otherwise.

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

WITNESSES:

GRANTOR:

By: _____

By: _____

Print Name: _____

Name: _____

Title: _____

By: _____

By: _____

Print Name: _____

Name: _____

Title: _____

STATE OF FLORIDA)
) SS:
COUNTY OF COLUMBIA)

The foregoing Instrument was acknowledged before me this _____ day of _____, 2004 by _____, He/She is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Notary Public, State of Florida
Print Name: _____
My commission expires: _____

STATE OF FLORIDA)
) SS:
COUNTY OF COLUMBIA)

The foregoing Instrument was acknowledged before me this _____ day of _____, 2004 by _____, He/She is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Notary Public, State of Florida
Print Name: _____
My commission expires: _____

Exhibit "A" to Special Warranty Deed

Description of Land

Lots 11, 12, and 13 Block C., Suwannee Valley Estates, a recorded Subdivision in Columbia County, State of Florida.

Including water well, pump, tank, and water system.

Exhibit "B" to Special Warranty Deed

Permitted Exceptions



This Contract is Subject to Grantee Obtaining approval from the Florida Public Service Commission.