

ORIGINAL

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05 JUN -3 PM 2:49  
COMMISSION  
CLERK

May 25, 2005

Florida Public Service Commission  
Attn: Ms. Cheryl Johnson  
2540 Shunnard Oak Boulevard  
Tallahassee, Florida 32339-0850

Re: Docket No. 041096-WS  
Buffalo Bluff Utilities, Inc. Transfer to  
St. Johns River Club, L.L.C.

Dear Ms. Johnson:

Enclosed herewith for your file please find a copy of the following:

1. Executed Corporate Warranty Deed dated (notarized) April 29, 2005, and recorded May 24, 2005 at O.R. Book 1035, Page 250 in the Public Records of Putnam County, Florida.

This concludes the submission of additional documentation.

Thank you for your continued assistance.

Yours very truly,

A. Bice Hope

CMP \_\_\_\_\_

COM \_\_\_\_\_

CTR \_\_\_\_\_ ABH/dh  
enclosure

ECR \_\_\_\_\_ cc: w/o enclosure Troy Smith

GCL \_\_\_\_\_

OPC \_\_\_\_\_

MMS \_\_\_\_\_

RCA \_\_\_\_\_ arno1d\psc-2.1tr

SCR \_\_\_\_\_

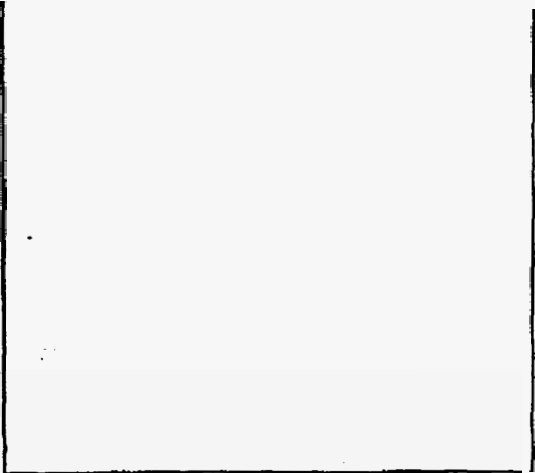
SEC   1  

OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

05404 JUN-3 05

This instrument prepared by:  
Ronald W. Brown  
66 Cuna Street, Suite A  
St. Augustine, Florida 32084



**CORPORATE WARRANTY DEED**

THIS WARRANTY DEED, made and executed this 29<sup>th</sup> day of April, 2005, by **BUFFALO BLUFF UTILITIES, INC.**, whose address is 1985 Mizell Road, St. Augustine, Florida 32080, hereinafter called the Grantor, which term shall include the legal representatives, successors and assigns of the said Grantor wherever the context so requires or admits, to **ST. JOHNS RIVER CLUB, L.L.C.**, a Florida limited liability company, whose address is 410 Turkey Creek, Alachua, Florida 32615, hereinafter called the Grantee, which term shall include the legal representatives, successors and assigns of the said Grantee wherever the context so requires or admits.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Putnam County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO. \*\*\*

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. This reference, however, does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. Subject to taxes and assessments for the current year.

To Have and to Hold, the same in fee simple forever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida. The Grantor is a Florida corporation duly organized under the laws of the State of Florida and is in good standing as an active corporation.

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; that the Grantor hereby fully 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 **January 1, 2005**.

0000537482



DS ST DEED .70 : 0.70 BK 1035 PG 251

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year herein first above written.

Signed, sealed and delivered  
in our presence:

[Signature]  
Witness

[Signature]  
Pierre D. Thompson  
President

Suzie A. Walker  
Printed Name of Witness

[Signature]  
Witness

[Signature]  
Attest: Pierre D. Thompson  
Secretary  
(Seal)

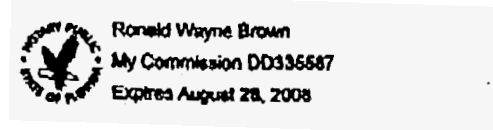
Ronald W. Brown  
Printed Name of Witness

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

BEFORE ME personally appeared Pierre D. Thompson, President of Buffalo Bluff Utilities, Inc., to me well known and known to me to be the person described in or who provided a Florida Driver's License as identification and who executed the foregoing instrument who and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 21<sup>st</sup> day of April, 2005.

[Signature]  
Notary Public  
State of Florida at Large



NOTE: Documentary stamp tax for this purchase was paid for and affixed to Warranty Deed recorded in Official Records Book 994, page 250, of the public records of Putnam County, Florida.

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DS ST DEED .70 : 0.70 BK 1035 PG 252

EXHIBIT "A"

**REVISED SEWERAGE TREATMENT PLANT; A part of the Joseph M. Hernandez Grant, Section 39, Township 10 South, Range 26 East, and a part of the Joseph M. Hernandez Grant, Section 39, Township 11 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:**

For a point of reference **COMMENCE** at the most Northerly corner of the lands described in Official Records Book 470, Page 1722, of the Public Records of said county; thence South 61°33'00" West, along the Northerly line of said lands described in Official Records Book 470, Page 1722, a distance of 50.00 feet to the most Westerly corner of said lands described in Official Records Book 470, Page 1722; thence South 28°27'00" East, along the Westerly line of said lands described in Official Records Book 470, Page 1722, a distance of 801.19 feet to the **POINT OF BEGINNING**; thence South 28°27'00" West, continuing along said Westerly line of the lands described in Official Records Book 470, Page 1722, a distance of 480.35 feet to the Northerly right-of-way line of County Road 309-B; thence Southeasterly along said Northerly right-of-way line of County Road 309-B, along the arc of a curve concave Northeasterly and having a radius of 1860.08 feet, a chord bearing of South 53°26'35" East and a chord distance of 118.34 feet; thence North 28°27'00" West, along the Easterly line of said lands described in Official Records Book 470, Page 1722, a distance of 106.79 feet to the most Westerly corner of the lands described in Official Records Book 178, Page 326, of said Public Records; thence North 30°10'10" East, along the Westerly line of said lands described in Official Records Book 178, Page 326, a distance of 121.99 feet to the most Northerly corner of said lands described in Official Records Book 178, Page 326; thence South 39°08'00" East, along the Northerly line of said lands described in Official Records Book 178, Page 326, a distance of 90.00 feet to the Westerly right-of-way of Pine Lake Drive; thence Northwesterly along said Westerly right-of-way line of Pine Lake Drive, along the arc of a curve concave Northeasterly and having a radius of 115.00 feet, a chord bearing of North 17°11'44" West and a chord distance of 44.89 feet; thence North 39°08'00" West, a distance of 80.11 feet; thence North 07°12'24" West, a distance of 171.23 feet; thence North 28°27'00" West, a distance of 96.19 feet; thence North 61°33'00" East, a distance of 100.38 feet; thence Northwesterly along the arc of a curve concave Northeasterly and having a radius of 197.95 feet, a chord bearing of North 30°13'29" West and a chord distance of 12.26 feet to the point of tangency of said curve; thence North 28°27'00" West, a distance of 17.74 feet; thence South 61°33'00" West, a distance of 100.00 feet; thence North 28°27'00" West, a distance of 41.07 feet; thence South 74°58'55" West, a distance of 236.46 feet to the **POINT OF BEGINNING**. Containing 2.23 acres more or less.

AND

**REVISED WATER PLANT: A part of Section 33 and 34, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:**

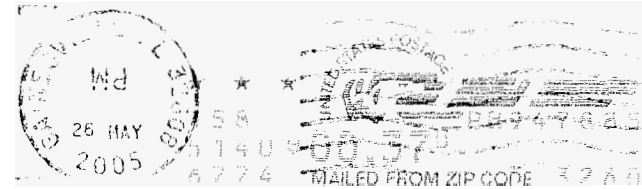
For a point of reference **COMMENCE** at the most Northerly corner of the lands described in Official Records Book 470, Page 1722, of the Public Records of said county; thence North 28°27'00" West, along the Easterly right-of-way line of the CSX Transportation 200 feet right-of-way, a distance of 400.43 feet to the **POINT OF BEGINNING**; thence continuing North 28°27'00" West, along said Easterly right-of-way line of the CSX Transportation 200 feet right-of-way, a distance of 168.19 feet; thence North 67°12'00" East, a distance of 63.57 feet; thence South 30°40'00" East, a distance of 113.80 feet; thence South 56°35'14" East, a distance of 28.56 feet; thence Southwesterly along the arc of a curve concave Southeasterly and having a radius of 40.80 feet, a chord bearing of South 11°23'18" West and a chord distance of 30.00 feet; thence South 61°33'00" West, a distance of 61.92 feet to the **POINT OF BEGINNING**. Containing 0.25 acres more or less.

TIM SMITH, PUTNAM CO. CLERK OF COURT  
 RCD: 05/24/2005 @ 13:57



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