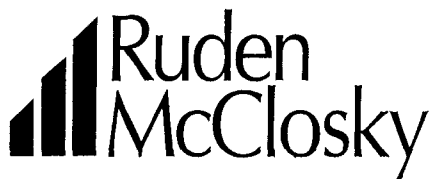


ORIGINAL



215 SOUTH MONROE STREET  
SUITE 815  
TALLAHASSEE, FLORIDA 32301

(850) 412-2000  
FAX: (850) 412-1307  
KATHRYN.COWDERY@RUDEN.COM

May 24, 2006

Blanca S. Bayo, Director  
Division of Commission Clerk and  
Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Betty Easley Building, Room 110  
Tallahassee, Florida 32399-0850

Via Hand Delivery

RECEIVED 4:00  
MAY 24 PM 2:39  
COMMISSION  
CLERK

Re: Docket No. 980876-WS  
Application for Initial Rates and Charges of Ocala Springs Utilities Inc.

Dear Ms. Bayo:

Enclosed for filing in the above-named docket, are thirteen copies of the form of deed which will be used to convey the real property upon which the treatment facilities will be located from Avatar Properties, Inc., to Ocala Springs Utilities Inc. Exhibit A describing the property will be prepared after the sites have been surveyed, which it is anticipated will occur no sooner than approximately six months from now.

Please acknowledge receipt of the foregoing by stamping the enclosed extra copy of this letter and returning same to my attention.

Please let me know if you have any questions.

Sincerely,

*Kathryn G.W. Cowdery*  
Kathryn G.W. Cowdery

- JMP \_\_\_\_\_
- JOM \_\_\_\_\_
- JTR \_\_\_\_\_
- JCR \_\_\_\_\_
- JCL \_\_\_\_\_
- JPC \_\_\_\_\_ Enclosure
- JCA \_\_\_\_\_ cc (w/enc.): Pattie Daniel (via hand-delivery)
- JDR \_\_\_\_\_ Pat Brady (via hand-delivery)
- JSA \_\_\_\_\_
- JEC \_\_\_\_\_ TAL:54417:1
- JTH \_\_\_\_\_

RECEIVED & FILED  
  
FPSC-BUREAU OF RECORDS

DOCUMENT NUMBER-DATE  
04529 MAY 24 06

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

Return to: (please self-addressed stamped envelope)

EXHIBIT B

Return to: (please self-addressed stamped envelope)

SPECIAL WARRANTY DEED  
FROM CORPORATION

Name:

Address:

This instrument prepared by:

DENNIS J. GETMAN, ESQ.  
201 Alhambra Circle 12<sup>th</sup> Floor  
Coral Gables, Florida 33134

Property Address(es) Parcel I.D. (Folio) Number(s):

Grantee(s) 3.5.E(s):

**This Special Warranty Deed** made the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by AVATAR PROPERTIES INC., a Florida corporation, whose post office address is 201 Alhambra Circle, 12<sup>th</sup> Floor, Coral Gables, Florida 33134, hereinafter called the grantor, to Ocala Springs Utilities Inc., a Florida corporation, whose address is 201 Alhambra Circle, 12<sup>th</sup> Floor, Coral Gables, Florida 33134, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Osceola County, Florida, viz:

THIS IS VACANT LAND AND IS NOT SUBJECT TO HOMESTEAD EXEMPTION AND NEVER HAS BEEN. SUBJECT TO RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.

See Exhibit A attached hereto and incorporated by reference herein.

**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.

**And** 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

**In Witness Whereof,** The said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

AVATAR PROPERTIES INC.

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Dennis J. Getman,  
Executive Vice President  
201 Alhambra Circle, 12<sup>th</sup> Floor  
Coral Gables, Florida 33134

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Dennis J. Getman, well known to me known to be the Executive Vice President of AVATAR PROPERTIES INC., a Florida corporation, and that he acknowledged executing the same, not under oath, in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 200\_\_.

NOTARY PUBLIC:

(SEAL)

Notary Public at Large, State of Florida

Printed Notary Name \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_