

State of Florida



ORIGINAL

Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

RECEIVED FPSC  
JUL 25 PM 1:13

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

COMMISSION  
CLERK

**DATE:** July 25, 2006

**TO:** Kay B. Flynn, Chief of Records, Division of the Commission Clerk & Administrative Services

**FROM:** Cheryl A. Johnson, Regulatory Analyst IV, Division of Economic Regulation

**RE:** Docket No. 060352-WS; Application for a name change on Certificate Nos. 540-W and 468-S in Highlands County from Country Club of Sebring, Inc. to Country Club Utilities, Inc..

Please include the attached documents in docket file 060352-WS.

- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_
- ECR \_\_\_\_\_
- GCL \_\_\_\_\_
- OPC \_\_\_\_\_
- RCA \_\_\_\_\_
- SCR \_\_\_\_\_
- SGA \_\_\_\_\_
- SEC 1
- OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

06526 JUL 25 06

FPSC-COMMISSION CLERK

*Country Club Utilities, Inc.*

July 17, 2006

Ms. Cheryl Johnson  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Re: Requested Information  
Country Club Utilities, Inc.

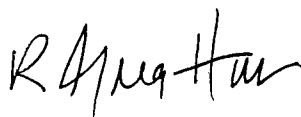
Dear Ms. Johnson:

Per your request, I have enclosed the following:

Articles of Incorporation  
Warranty deeds for both Water & Sewer Plants  
Corrected deed for sewer plant  
Transfer of 100% of stock  
Stock Certificate  
Memo changing name on sewer plant

I hope this information satisfies your request and please do not hesitate to call if you need additional information.

Sincerely,



R. Greg Harris  
Owner

06 JUL 21 AM 10:00  
EDUCATION  
PUBLIC SERVICE

ARTICLES OF INCORPORATION

OF

Country Club Utilities, Incorporated

The undersigned subscribers to these Articles of Incorporation, for the purpose of forming a corporation under the laws of the State of Florida, hereby adopt the following Articles of Incorporation.

ARTICLE I. NAME

The name of this corporation is Country Club Utilities, Incorporated.

ARTICLE II. NATURE OF BUSINESS

(a) To engage in every aspect and phase of business of water and wastewater utilities and to engage in every aspect and phase of related businesses.

(b) To engage in every aspect and phase of investing and reinvesting in real, tangible and intangible property.

(c) To manufacture, purchase, or otherwise acquire, and to own, mortgage, pledge, sell, assign, transfer, or otherwise dispose of, and to invest in, trade in, deal in and with goods, wares, merchandise, real and personal property, and services, of every class kind, and description; except that it is not to conduct a banking, safe deposit, trust, express, railroad, canal, telegraph, telephone or cemetery company, a building and loan association, cooperative association, fraternal benefit society, state fair or exposition.

(d) To conduct business, have one or more offices, and buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses, in the State of Florida and in all other states and countries.

(e) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.

(f) To purchase the corporate assets of any other corporation and engage in the same or other character of business.

(g) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, or otherwise acquire or dispose of the shares of the capital stock of, or any bonds, securities, or other evidences of indebtedness created by any other corporation of the State of Florida or any other state or government, and while owner of such stock to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

(h) The foregoing clauses shall be construed both as purposes and power; and it is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of the corporation.

### ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a par value of \$.01 per share. The consideration to be paid for each share shall be as fixed by the board of directors, and may take the form of services rendered, cash, property, or any other form deemed satisfactory by the board of directors.

### ARTICLE IV. TERM OF EXISTENCE

This corporation is to exist perpetually.

### ARTICLE V. ADDRESS

The street address of the principal and initial registered office of the corporation in the State of Florida is 4830 West Kennedy Boulevard, Suite 695, Tampa, Florida 33609. The board of directors may from time to time move the principal office to any other address in Florida, and may establish branch offices in such other places or places as may be designated by the board of directors.

### ARTICLE VI. DIRECTORS

This corporation shall have two (2) directors, initially. The number of directors may be increased or

diminished from time to time, by bylaws adopted by the stockholders, but shall never be less than one.

**ARTICLE VII. DIRECTORS' POWERS**

The board of directors shall have the power to fix or change salaries of the directors and officers, to restrict the transfer of stock by stockholders, to indemnify directors and officers against liability for their good faith acts and omissions, to permit contracts or other transactions between the corporation and one or more of its directors individually or businesses in exercise such other powers of the corporation as are not inconsistent with these articles or with any bylaws that may be adopted by the stockholders.

**ARTICLE VIII. ORIGINAL DIRECTORS**

The name and address of the members of the first board of directors are:

Name	Address
Roland A. Harris	4830 West Kennedy Boulevard Suite 695 Tampa, Florida 33609
R. Gregory Harris	3035 Wynstone Drive Sebring, Florida 33875

**ARTICLE IX. SUBSCRIBERS**

The name and street address of the subscribers to these articles of incorporation is:

Name	Address
Roland A. Harris	4830 West Kennedy Boulevard Suite 695 Tampa, Florida 33609
R. Gregory Harris	3035 Wynstone Drive Sebring, Florida 33875

The subscribers of these articles of incorporation hereby assign to this corporation their rights under Section 607, Florida Statutes, to constitute a corporation, and they hereby assign to those persons designated by the board of directors any rights they may have as subscribers to acquire any of the capital stock of this corporation, these

assignments becoming effective when these articles of incorporation have been filed with and approved by the Secretary of State of Florida, and the filing fee and filing tax paid to that official.

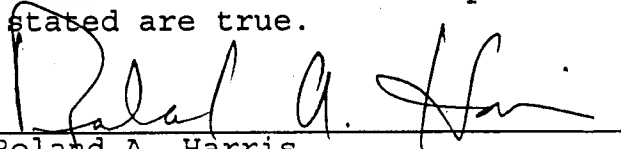
**ARTICLE X. AMENDMENTS**

The corporation reserves the right to amend, alter, change or repeal any provision contained in these articles of incorporation in the manner now or hereafter prescribed by law, and all rights conferred on stockholders herein are granted and subject to this reservation. Each amendment submitted to the stockholders for approval must be approved to a stockholders' meeting by a majority of the stock entitle to vote thereon.

**ARTICLE XI. REGISTERED OFFICE AND  
REGISTERED AGENT**

The corporation hereby designates as its registered office, 4830 West Kennedy Boulevard, Suite 695, Tampa, Florida 33609 and as its registered agent, Roland A. Harris, who is located at the same address for service of process.

IN WITNESS WHEREOF, the undersigned subscribers, have hereunto set their hands and seals this 18<sup>TH</sup> day of FEBRUARY, 2003, for the purpose of forming this corporation under the laws of the State of Florida, and they hereby make and file in the office of the Secretary of State of the State of Florida, these articles of incorporation, and certify that the facts stated are true.


  
\_\_\_\_\_  
Roland A. Harris  
Subscriber

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING instrument was acknowledged before me this 18 day of FEBRUARY, 2003, by ROLAND A. HARRIS who is personally known to me to be the persons described as subscribers in and who executed the foregoing articles of incorporation and acknowledged before me that they subscribed to these articles of incorporation.

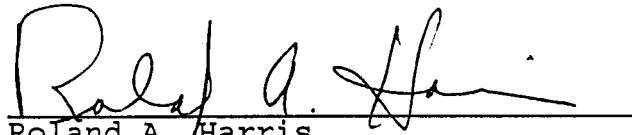


Penny R Kocarek  
My Commission DD064380  
Expires November 2, 2006

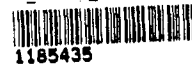
  
Notary Public, State of Florida  
At Large (affix notarial seal)

**ACCEPTANCE BY REGISTERING AGENT**

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said act relative to keeping open said office.

  
Roland A. Harris  
Registered Agent

1500  
.10  
eak



DEED DOC STAMPS .70 D.C. eak

This instrument was prepared by:  
Joyce E. Wurtz, for  
South Ridge Abstract & Title Co.  
229 South Commerce  
P O Box 1070  
Sebring, Florida 33870

Parcel ID Number:  
Grantee #1 TTN:  
Grantee #2 TTN:

# Warranty Deed

This Indenture, Made this 25 day of March, 2003 A.D., Between  
THE COUNTRY CLUB OF SEBRING, INC., A Florida Corporation  
of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantor, and  
COUNTRY CLUB UTILITIES, INC., A Florida Corporation  
whose address is: c/o Signatel 4830 W. Kennedy Blvd, Suite 695 Tampa  
of the County of \_\_\_\_\_, State of Florida 33609, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Highlands State of Florida to wit:

A Portion of the North Three-fourths of Section 9, Township 35 South,  
Range 28 East, Highlands County, Florida, being more particularly  
described as follows: COMMENCE at the Northeast Corner of the said  
Section 9; thence North 89 degrees 55 minutes 17 seconds West along  
the North Line of said Section 9, 50.00 feet to a point located on  
the West right of way line of County Road 635; thence North 00  
degrees 00 minutes 00 seconds East and along said right of way line  
1605.53 feet; thence North 90 degrees 00 minutes 00 seconds West  
1322.12 feet for the POINT OF BEGINNING; thence North 51 degrees 26  
minutes 09 seconds West a distance of 84.90 feet; thence North 42  
degrees 19 minutes 05 seconds West a distance of 134.91 feet; thence  
South 85 degrees 27 minutes 58 seconds West a distance of 120.00  
feet; thence North 04 degrees 32 minutes 02 seconds West a distance  
of 106.24 feet; thence North 35 degrees 15 minutes 58 seconds West a  
distance of 232.86 feet; thence North 59 degrees 10 minutes 13  
seconds East a distance of 51.57 feet; thence South 68 degrees 13

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Signature of Witness  
Printed Name: Rob A. Reed

THE COUNTRY CLUB OF SEBRING, INC.,  
A Florida Corporation

By: [Signature] (Seal)  
Signature  
Printed Name: ROLAND A. HARRIS  
~~SECRETARY AS PRESIDENT~~

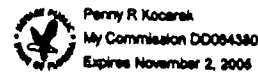
Wendy Reed  
Signature of Witness  
Printed Name: Wendy Reed

(Corporate Seal)

## STATE OF COUNTY OF

The foregoing instrument was acknowledged before me this 25 day of MARCH, 2003 by  
Rolanda A. Harris, as President of THE COUNTRY CLUB OF  
SEBRING, INC., A Florida Corporation on behalf of the corporation  
he is personally known to me or he has produced his  
\_\_\_\_\_ as identification.

[Signature]  
Printed Name: Penny R. Kocarek  
Notary Public  
My Commission Expires:





Parcel ID Number:

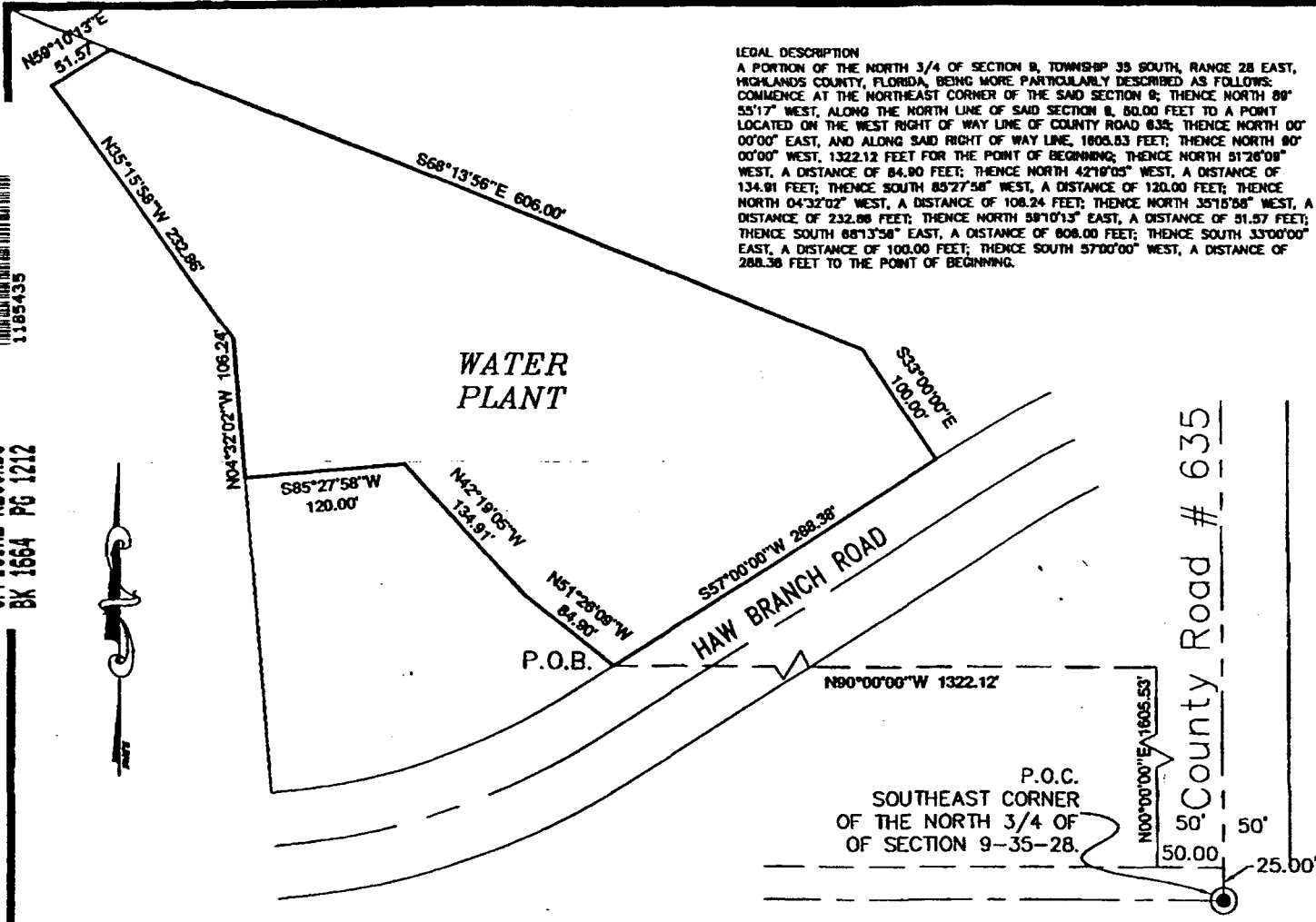
OFFICIAL RECORDS  
BK 1664 PG 1211



minutes 56 seconds East a distance of 606.00 feet; thence South 33  
degrees 00 minutes 00 seconds East a distance of 100.00 feet; thence  
South 57 degrees 00 minutes 00 seconds West a distance of 288.38 feet  
to the POINT OF BEGINNING.

OFFICIAL RECORDS  
BK 1664 PG 1212

1185435



**LEGAL DESCRIPTION**  
 A PORTION OF THE NORTH 3/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 28 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SAID SECTION 9; THENCE NORTH 89° 55'17" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, 80.00 FEET TO A POINT LOCATED ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 635; THENCE NORTH 00° 00'00" EAST, AND ALONG SAID RIGHT OF WAY LINE, 1805.83 FEET; THENCE NORTH 80° 00'00" WEST, 1322.12 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 51°28'08" WEST, A DISTANCE OF 84.90 FEET; THENCE NORTH 42°10'05" WEST, A DISTANCE OF 134.91 FEET; THENCE SOUTH 85°27'58" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 04°32'02" WEST, A DISTANCE OF 108.24 FEET; THENCE NORTH 35°15'58" WEST, A DISTANCE OF 232.88 FEET; THENCE NORTH 58°10'13" EAST, A DISTANCE OF 51.57 FEET; THENCE SOUTH 88°13'58" EAST, A DISTANCE OF 808.00 FEET; THENCE SOUTH 33°00'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 57°00'00" WEST, A DISTANCE OF 288.38 FEET TO THE POINT OF BEGINNING.

**GERMAINE SURVEYING INC.**  
 PROFESSIONAL LAND SURVEYORS

3603 WHEELWORTH BLVD. SUITE (263) 382-8808  
 SEASPRING, FLORIDA 33875 FAX (263) 382-4831  
 CORPORATE LICENSE #8017

CLIENT:  
**CLUB PROPERTIES, INC.**

JOB#	122-03	SCALE	1"=100'
DATE	03/11/03	DRAWN BY:	DMN
TASK	001	CHECKED BY:	

**THIS IS NOT A SURVEY!!!**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROFESSIONAL LAND SURVEYOR AND MAPPER  
 J. D. GERTZ  
 STATE OF FLORIDA  
 LICENSE NO. 1185435

UNLESS IT BEARS THE SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE USED.

- GENERAL NOTES:**
- 1) S.I.R. SET IRON ROD WITH TOP PLS. 3/8"
  - 2) F.I.R. FOUND IRON ROD.
  - 3) F.I.P. FOUND IRON PIPE.
  - 4) S.C.M. SET 4" X 4" CONCRETE MONUMENT.
  - 5) F.C.M. FOUND CONCRETE MONUMENT.
  - 6) P.C.P. PERMANENT CONTROL POINT.
  - 7) S.M.D. SET NAIL & BRASS DISK STAMPED "PLS #3045"
  - 8) F.N.D. FOUND NAIL & DISK.
  - 9) P.O.B. POINT OF BEGINNING.
  - 10) P.O.C. POINT OF COMMENCEMENT.
  - 11) CONC. CONCRETE.
  - 12) (P) AS RECORDED ON PLAT
  - 13) (D) AS RECORDED ON DEED
  - 14) (F) AS DETERMINED IN FIELD
  - 15) (PRO) PROPORTED MEASUREMENT.
  - 16) O.H.W. OVERHEAD WIRES.
  - 17) B.W.F. BARBED WIRE FENCE.
  - 18) C.B.S. CONCRETE BLOCK STRUCTURE.
  - 19) C.L.F. CHAIN LINK FENCE.
  - 20) W.F. WOOD FENCE.

SHEET 1 OF 1

FILE# 1185435 RCD: Mar 31 2003 @ 10:36 AM  
 L.E. "Luke" Brooker Clerk of Courts Highlands Co

15:00  
10  
CAX



DEED DOC STAMPS .70 D.C. CAX

This instrument was prepared by:  
Boyce E. Wirtz, for  
South Ridge Abstract & Title Co.  
229 South Commerce  
P O Box 1070  
Sebring, Florida 33870

Parcel ID Number:  
Grantee #1 TIN:  
Grantee #2 TIN:

# Warranty Deed

This Indenture, Made this 25 day of March, 2003 A.D., Between  
THE COUNTRY CLUB OF SEBRING, INC., A Florida Corporation  
of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantor, and  
COUNTRY CLUB UTILITIES, INC., A Florida Corporation  
whose address is: c/o Signatel 4830 W. Kennedy Blvd, Suite 695 Tampa  
of the County of \_\_\_\_\_, State of Florida 33609, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Highlands State of Florida to wit:

BEGIN at the Northeast Corner of Lot 87, of FIRST REPLAT OF PRAIRIE  
OAKS PHASE 1, as per plat recorded in Plat Book 15, Page 56, of the  
Public Records of Highlands County, Florida; thence South 48 degrees  
30 minutes 22 seconds West a distance of 251.76 feet; thence North  
85 degrees 38 minutes 24 seconds West a distance of 375.02 feet;  
thence North 00 degrees 00 minutes 00 seconds East a distance of  
482.54 feet; thence South 55 degrees 03 minutes 02 seconds East a  
distance of 90.19 feet; thence North 40 degrees 54 minutes 05  
seconds East a distance of 215.63 feet; thence South 85 degrees 37  
minutes 40 seconds East a distance of 44.66 feet; thence South 55  
degrees 03 minutes 02 seconds East a distance of 241.33 feet; thence  
South 21 degrees 01 minute 50 seconds East a distance of 326.90 feet;  
thence South 41 degrees 29 minutes 38 seconds East a distance of  
126.94 feet to a point on a non tangent curve to the left having a  
radius of 280.00 feet, a central angle of 03 degrees 09 minutes 20  
seconds and a chord bearing of South 61 degrees 53 minutes 00 seconds

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rob A Reed  
Signature of Witness  
Printed Name: ROB A REED

THE COUNTRY CLUB OF SEBRING, INC.,  
A Florida Corporation  
By: Roland A. Harris (Seal)  
Signature  
Printed Name: ROLAND A. HARRIS  
POSITION: AS PRESIDENT

Wendy Reed  
Signature of Witness  
Printed Name: Wendy Reed

(Corporate Seal)

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 25 day of MARCH, 2003 by  
Roland A. Harris, as PRESIDENT of THE COUNTRY CLUB OF  
SEBRING, INC., A Florida Corporation on behalf of the corporation  
he is personally known to me or he has produced his  
\_\_\_\_\_ as identification.

Penny R. Kocerak  
Printed Name: PENNY R. KOCERAK  
Notary Public  
My Commission Expires:



Penny R. Kocerak  
My Commission DD064380  
Expires November 2, 2005

Warranty Deed . Page 2

Parcel ID Number:

OFFICIAL RECORDS  
BK 1664 PG 1214

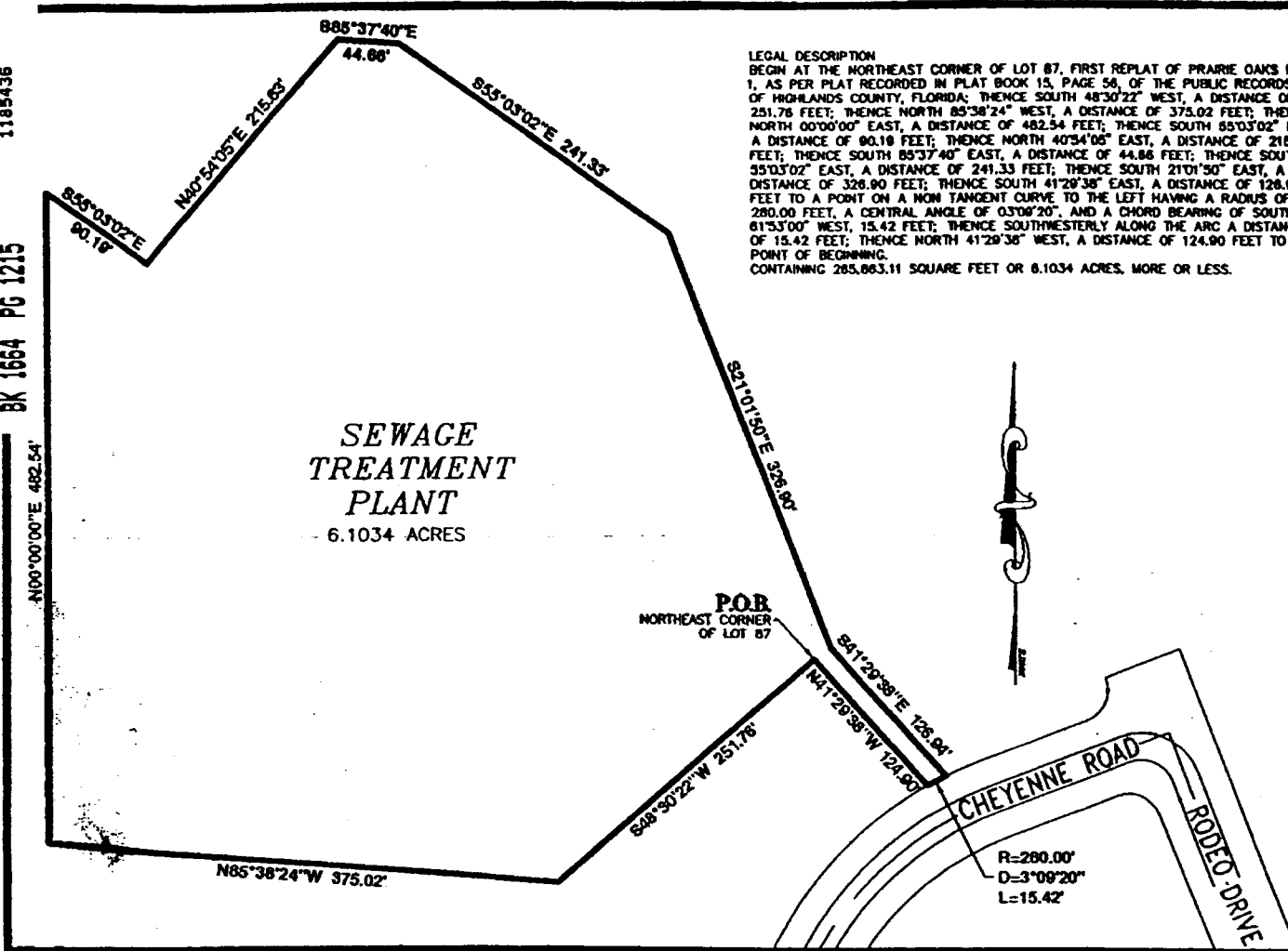
1185436

West 15.42 feet; thence Southwesterly along the arc a distance of 15.42 feet; thence North 41 degrees 29 minutes 38 seconds West a distance of 124.90 feet to the POINT OF BEGINNING. Containing 265,863.11 square feet or 6.1034 acres, more or less.

1185436

OFFICIAL RECORDS  
BK 1664 PG 1215

D:\Acad\dwg DOUG122-03.dwg, 03/11/2003 11:21:31 AM



LEGAL DESCRIPTION  
 BEGIN AT THE NORTHEAST CORNER OF LOT 87, FIRST REPEAT OF PRARIE OAKS PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 56, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE SOUTH 48°30'22" WEST, A DISTANCE OF 251.78 FEET; THENCE NORTH 85°38'24" WEST, A DISTANCE OF 375.02 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 482.54 FEET; THENCE SOUTH 85°03'02" EAST, A DISTANCE OF 90.18 FEET; THENCE NORTH 40°54'06" EAST, A DISTANCE OF 218.83 FEET; THENCE SOUTH 85°37'40" EAST, A DISTANCE OF 44.86 FEET; THENCE SOUTH 55°03'02" EAST, A DISTANCE OF 241.33 FEET; THENCE SOUTH 21°01'50" EAST, A DISTANCE OF 328.90 FEET; THENCE SOUTH 41°29'38" EAST, A DISTANCE OF 124.84 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 03°09'20", AND A CHORD BEARING OF SOUTH 61°53'00" WEST, 15.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 15.42 FEET; THENCE NORTH 41°29'38" WEST, A DISTANCE OF 124.90 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 285,863.11 SQUARE FEET OR 6.1034 ACRES, MORE OR LESS.

**GERMAINE SURVEYING INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3803 KENILWORTH BLVD. SUITE (883) 382-8804  
 SEBRING, FLORIDA 33870 FAX (883) 382-4631  
 CORPORATE LICENSE #8017

CLIENT:  
**CLUB PROPERTIES, INC.**

JOB#	122-03	SCALE	1"=100'
DATE	03/11/03	DRAWN BY:	DMN
TASK	001	CHECKED BY:	

**THIS IS NOT A SURVEY!!!**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROFESSIONAL LAND SURVEYOR AND MAPPER

UNLESS IT BEARS THE PRINTED SEAL OF THIS PROFESSION, THIS DRAWING, SKETCH, PLAT OR ANY PURPOSES ONLY AND NOT FOR CONSTRUCTION.

GENERAL NOTES

- 1) S.I.P. SET IRON ROD
- 2) F.I.P. FOUND IRON ROD
- 3) F.I.P. FOUND IRON PIPE
- 4) S.C.M. SET 4" X 4" CONCRETE MONUMENT
- 5) F.C.M. FOUND CONCRETE MONUMENT
- 6) P.O.P. PERMANENT CONTROL POINT
- 7) S.N.D. SET NAIL & BRASS DISK STAMPED "PLS 12/10/03"
- 8) F.N.D. FOUND NAIL & DISK
- 9) P.O.B. POINT OF BEGINNING
- 10) P.O.C. POINT OF COMMENCEMENT
- 11) CONC. CONCRETE
- 12) (P) AS RECORDED ON PLAT
- 13) (D) AS RECORDED ON DEED
- 14) (F) AS DETERMINED IN FIELD
- 15) (PRO) PROPORTED MEASUREMENT
- 16) O.H.W. OVERHEAD WIRE
- 17) B.W.F. BARBED WIRE FENCE
- 18) C.B.S. CONCRETE BLOCK STRUCTURE
- 19) C.L.F. CHAIN LINK FENCE
- 20) W.F. WOOD FENCE

SHEET 1 OF 1

FILE# 1185436 RCD: Mar 31 2003 @ 10:36 AM  
 L.E. "Luke" Brooker Clerk of Courts Highlands Co

This instrument was prepared by:  
Lon Worth Crow IV, Esq.  
211 North Commerce Avenue  
Sebring, Florida 33870

**WARRANTY DEED**

Parcel ID Number:

This Indenture, Made this 18 day of July, 2006 A.D. between **THE COUNTRY CLUB OF SEBRING, INC.**, a dissolved Florida corporation, of the County of Highlands, State of Florida, as Grantor,  
and  
**COUNTRY CLUB UTILITIES, INC.**, a Florida corporation, whose address is c/o Signatel, 4830 W. Kennedy Boulevard, Suite 695, Tampa, Florida, as Grantee.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Highlands, State of Florida,

**BEGIN at the Northeast Corner of Lot 87, of FIRST REPLAT OF PRAIRIE OAKS PHASE 1, as per plat recorded in Plat Book 15, Page 56, of the Public Records of Highlands County, Florida; thence South 48 degrees 30 minutes 22 seconds West a distance of 251.76 feet; thence North 85 degrees 38 minutes 24 seconds West a distance of 375.02 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 482.54 feet; thence South 55 degrees 03 minutes 02 seconds East a distance of 90.19 feet; thence North 40 degrees 54 minutes 05 seconds East a distance of 215.63 feet; thence South 85 degrees 37 minutes 40 seconds east a distance of 44.66 feet; thence South 55 degrees 03 minutes 02 seconds East a distance of 241.33 feet; thence South 21 degrees 01 minute 50 seconds East a distance of 326.90 feet; thence South 41 degrees 29 minutes 38 seconds East a distance of 126.94 feet to a point of a non tangent curve to the left having a radius of 280.00 feet, a central angle of 03 degrees 09 minutes 20 seconds and a chord bearing of South 61 degrees 53 minutes 00 seconds West 15.42 feet; thence Southwesterly along the arc a distance of 15.42 feet; thence North 41 degrees 29 minutes 38 seconds West a distance of 124.90 feet to the POINT OF BEGINNING. Containing 265,863.11 square feet or 6.1034 acres, more or less; less and except:**

**BEGIN at the Northeast Corner of Lot 87, of FIRST REPLAT OF PRAIRIE OAKS PHASE 1, as per plat recorded in Plat Book 15, Page 56, of the Public Records of Highlands County, Florida; thence South 48 degrees 30 minutes 22 seconds West a distance of 251.78 feet; thence North 85 degrees 36 minutes 24 seconds West a distance of 375.02 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 81.12 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 269.13 feet; thence North 00 degrees 47 minutes 25 seconds West a distance of 60.80 feet; thence South 89 degrees 17 minutes 38 seconds East a distance of 294.24 feet to the POINT OF BEGINNING. Containing 57,938.12 square feet or 1.3301 acres, more or less.**

THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT TITLE EXAMINATION AND THE GRANTOR AND GRANTEE AGREE TO TAKE TITLE SUBJECT TO ALL MATTERS OF RECORD.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR GRANTOR'S SPOUSE OR FAMILY WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR PART OF HOMESTEAD PROPERTY

Subject to restrictions, reservations and easements of record, if any and taxes and assessments for the year 2005 and subsequent years.

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

THIS IS A CORRECTIVE DEED TO CORRECT THE LEGAL DESCRIPTION FOR THAT WARRANTY DEED RECORDED IN O.R.BOOK 1664, PAGE 1213, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

In Witness Whereof, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE COUNTRY CLUB OF SEBRING, INC.

A Dissolved Florida Corporation

R. Greg Harris

Signature

Print Name: R. GREG HARRIS

As Vice President

Printed name: MARIA PASIWA

Printed name: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF highlands )

The foregoing instrument was acknowledged before me this 18 day of July, 2006, by R. GREG HARRIS, Vice President of **THE COUNTRY CLUB OF SEBRING, INC.**, a dissolved Florida corporation, who is personally known to me or produced as identification Driver's License, who did  did not  take an oath.

(SEAL)



Maris Deolive  
My Commission DD361221  
Expires October 10, 2008

Maris Deolive  
Notary Public  
Printed name: MARIA PASIWA  
My Commission Expires: 10-10-08

**Memorandum of Action by Shareholders and Directors  
Country Club Utilities, Incorporated  
Taken in Lieu of a Formal Meeting**

**January 7, 2004**

The undersigned, being all the shareholders and all the directors of Country Club Utilities, Incorporated ("CCUI" or the "Corporation"), hereby take the following written actions in lieu of holding a formal Shareholder's Meeting, pursuant to Florida Statute:

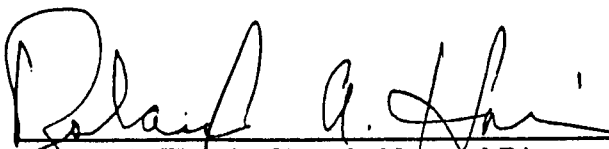
**WHEREAS**, shareholder Roland A. Harris, holder of all the authorized and issued shares of CCUI, hereby elects to sell all such shares, authorized and issued, to his son, Roland G. Harris.

**WHEREAS**, Roland G. Harris, has a bona fide and binding Contract for the Sale and Purchase of all the authorized and issued shares of CCUI from Roland A. Harris, his father.

**RESOLVED**, the shareholders and directors of Country Club Utilities, Incorporated, hereby approve and execute this Memorandum of Action pursuant to Florida Statute.

**IN WITNESS WHEREOF**, the undersigned have hereunder set their hands and seals as of the date first above written.

**COUNTRY CLUB UTILITIES, INCORPORATED**

  
\_\_\_\_\_  
Roland A. Harris, Shareholder and Director

  
\_\_\_\_\_  
Roland G. Harris, Secretary and Treasurer



STAMPS  
1



STAMPS  
See Reverse for  
Certain Particulars

# Country Club Utilites, Incorporated

Incorporated under the laws of the State of Florida  
Total Authorized Issue  
1,000 Shares \$ .01 Par Value  
Common Stock

This is to certify that

Roland Gregory Harris  
One-Thousand (1,000)

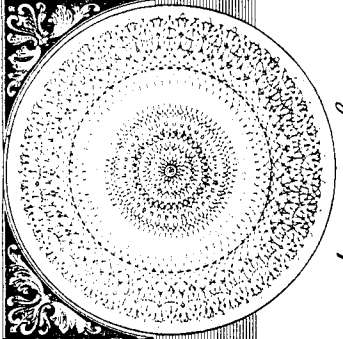
is the owner of  
fully paid and

non-assessable shares of the above Corporation transferable only on the books of the Corporation by the holder thereof in person or by a duly authorized Attorney upon surrender of this Certificate properly endorsed.

Witness, the seal of the Corporation and the signatures of its duly authorized officers.  
Dated January 01, 2004

*Roland Gregory Harris*  
Roland Gregory Harris,  
Secretary and Treasurer

*Roland A. Harris*  
Roland A. Harris  
President



**From:** "Karen Carter" <dataentry@appraiser.co.highlands.fl.us>  
**To:** "R. Greg Harris" <harris3035@comcast.net>  
**Subject:** RE: HCPAO Online Feedback from R. Greg Harris  
**Date:** Mon, 17 Jul 2006 14:14:40 +0000

Thank you for the email we have changed the name on strap number C09-35-28-010-0031-0000(sewer plant)to Country Club Utilities Inc

-----Original Message-----

From: [harris3035@comcast.net](mailto:harris3035@comcast.net) [mailto:[harris3035@comcast.net](mailto:harris3035@comcast.net)]  
 Sent: Thursday, July 13, 2006 2:05 PM  
 To: [dataentry@appraiser.co.highlands.fl.us](mailto:dataentry@appraiser.co.highlands.fl.us)  
 Subject: HCPAO Online Feedback from R. Greg Harris

[harris3035@comcast.net](mailto:harris3035@comcast.net) (R. Greg Harris) sent the following

-----  
 NAME : R. Greg Harris  
 EMAIL : [harris3035@comcast.net](mailto:harris3035@comcast.net)  
 PHONE : 863-381-8201  
 FAX : 863-385-6330  
 Connection Speed : DSL  
 -----

SAT : No  
 INFO : My sewer plant is still in the name of Country Club of Sebring, Inc. That corporation was dissolved several years ago. It needs to be in the name Country Club Utilities, Inc. just as my water plant is. How do I change?

NAVIGATE:  
 PROBLEM :  
 TIME : 9:00 AM  
 COMMENT :

-----  
 CONTACT :  
 REQUEST :  
 -----

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