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ROBERT M. C. ROSE, (1924-2006)

December 20, 2007

MARTIN S. FRIEDMAN, P.A.
BRIAN J. STREET

CHRISTIAN W. MARCELLI, OF COUNSEL
(LICENSED IN NEW YORK ONLY)

VIA HAND DELIVERY

RECEIVED-FPSC
07 DEC 20 PM 3:21
COMMISSION CLERK

Ann Cole, Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Orange Blossom Utilities, Inc. - Original Certificate; PSC Docket No. 070391-WS
Our File No. 40023.01

Dear Ms. Cole:

Attached in accordance with the requirements of Order No. PSC-07-0951-FOF-WS, issued on November 29, 2007 in the above-referenced docket, is a copy of an executed and recorded Warranty Deed for the land where the Utility's water and wastewater facilities are located. This has been recorded in the public records of Sumter County.

If you have any further questions in this regard, please let me know.

Sincerely,
ROSE, SUNDSTROM & BENTLEY, LLP



F. Marshall Deterding
For The Firm

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- RCA _____
- SCR _____
- SGA _____
- SEC _____
- OTH _____

FMD/tms
Enclosure

cc: Ralph Jaeger, Esq.
Tom Walden

DOCUMENT NUMBER-DATE

11079 DEC 20 07

COMMISSION CLERK

✓
 13.00
 14.00
 = 3567.20
 3594.20
 + 3.00
 3597.20
 1.50 Conty
 3598.70
 1.00 misc
 3599.70

Prepared by and Return To:
 Patricia R. Mueller
 Patricia R. Mueller, P.A.
 3900 Lake Center Drive, Suite A-5
 Mount Dora, Florida 32757

SUMTER COUNTY, FLORIDA
 GLORIA HAYWARD, CLERK OF CIRCUIT COURT
 12/18/2007 08:58:08AM

PAGE 1 OF 3
 B-1881 P-253

DEED
 DOC \$3,567.20

2007 39517



WARRANTY DEED

THIS WARRANTY DEED, made this 14th day of December, 2007 by
 R & N LAND INVESTMENTS, INC., a Florida corporation, whose address is 108 S. Old Dixie
 Highway, Lady Lake, Florida 32159, hereinafter called the Grantor, to ORANGE BLOSSOM
 UTILITIES, INC., a Florida corporation, whose address is 108 S. Old Dixie Highway, Lady Lake,
 Florida 32159, 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 Ten Dollars
 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants,
 bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all that certain land
 situate in Sumter County, State of Florida, viz:

SEE EXHIBIT A ATTACHED HERETO

Parcel Identification Number: D15-010 and D15-005

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; 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 December 31, 2006.

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

DOCUMENT NUMBER-DATE
 11079 DEC 20 5

CLERK

Signed, sealed and delivered in the presence of:

L & N LAND INVESTMENTS, INC., a
Florida corporation

Linda M. Fine
Witness Signature

By: Nancy P. Steinmetz
NANCY P. STEINMETZ, President

LINDA M. FINE
Print Witness Name

Pamela S. Cord
Witness Signature

Pamela S. Cord
Print Witness Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 14 day of December, 2007, by NANCY P. STEINMETZ, as President of L & N LAND INVESTMENTS, INC., a Florida corporation, a Florida corporation, and who () is/are personally known to me, or () produced Florida driver's license(s) as identification, or () produced _____ as identification.

Pamela S. Cord
Notary Public

Print Notary Name
My commission expires:



Pamela S. Cord
Commission # DD295390
Expires March 27, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/18/2007 08:58:08AM
DEED
DOC \$3,567.20

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B-1881 P-254

2007 39517



DOCUMENT NUMBER-DATE

11079 DEC 20 5

FPSC-COMMISSION CLERK

EXHIBIT A

VILLAGE PARK CENTER SEWAGE TREATMENT PLANT

Begin 1142.39 feet East of the Northwest corner of Section 15, Township 18 South, Range 23 East, Sumter County, Florida. Thence run S. 00° 01' 25" W., 387.53 feet; thence run S. 89° 56' 26" E., 385.21 feet; thence run N. 00° 00' 35" E., 387.87 feet to the North line of the Northwest 1/4 of said Section 15; thence run N. 89° 59' 25" W. along aforesaid North line 385.12 feet to the Point of Beginning.

LIFT STATION SITE

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 18 South, Range 23 East, Sumter County, Florida. Thence run S. 89° 55' 20" W., 73.24 feet; thence run N. 00° 04' 40" W., 30.00 feet to the Point of Beginning; thence run N. 00° 04' 40" W., 23.33 feet; thence run S. 89° 55' 20" W., 27.33 feet; thence run S. 00° 04' 40" E., 23.33 feet; thence run N. 89° 55' 20" E., 27.33 feet to the Point of Beginning.

MAIN WELL SITE

Commence 1142.39 feet East of the Northwest corner of Section 15, Township 18 South, Range 23 East, Sumter County, Florida. Thence run S. 00° 01' 25" W., 464.25 feet; thence run S. 89° 58' 35" E., 757.14 feet to Point of Beginning; thence run S. 89° 59' 26" E., 121.24 feet; thence run S. 00° 00' 34" W., 64.07 feet; thence run N. 89° 59' 26" W., 121.23 feet; thence run N. 00° 00' 00" E., 64.07 feet to the Point of Beginning.

AUXILIARY WELL SITE

Commence 1142.39 feet East of the Northwest corner of Section 15, Township 18 South, Range 23 East, Sumter County, Florida. Thence run S. 00° 01' 25" W., 626.25 feet; thence run S. 89° 58' 35" E., 827.69 feet to Point of Beginning; thence run N. 89° 45' 29" E., 25.30 feet; thence run S. 00° 14' 31" E., 20.99 feet; thence run S. 89° 45' 29" W., 25.30 feet; thence run N. 00° 14' 21" W., 20.99 feet to the Point of Beginning.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/18/2007 08:58:08AM
DEED
DOC \$3,567.20

PAGE 3 OF 3
B-1881 P-255

2007 39517



STATE OF FLORIDA COUNTY OF SUMTER
I HEREBY CERTIFY that the above and foregoing is a true copy of the original
GLORIA R. HAYWARD, Clerk of Circuit Court
By: [Signature]
Deputy Clerk
Dated: 12-18-07

DOCUMENT NUMBER-DATE
11079 DEC 20 5