

State of Florida



Public Service Commission

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

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

DATE: May 23, 2012
TO: Dorothy E. Menasco, Commission Deputy Clerk II, Office of Commission Clerk
FROM: Martha A. Golden, Regulatory Supervisor/Consultant, Division of Economic Regulation
RE: Docket No. 100442-SU, Application for certificate to provide wastewater service in Brevard County by TKCB

RECEIVED - FPSC
 12 MAY 24 PM 3:25
 COMMISSION CLERK

Please add the attached warranty deed information that shows the warranty deed history for TKCB to the above referenced docket.

Thank you.

Attachments

DOCUMENT NUMBER - DATE

03322 MAY 24 2012

FPSC - COMMISSION CLERK

5.00 rec.
812.15 doc. fee

PREPARED BY/RETURN TO: JERRY L. JESTER OF
RAYMOND, WILSON, CONWAY, BARR, DUNNROW & JESTER
18 E. MERRITT ISLAND CAUSEWAY, SUITE 307
P. O. BOX 1100
MERRITT ISLAND, FL 32952

RECORDED AND VERIFIED

Manufactured and for sale by The Florida Title Company
Jacksonville, Florida

CLEAR CIRCUIT COURT
BREVARD COUNTY, FLA.

WARRANTY DEED
DEED'S FORM 0 (REV. 1)

This Warranty Deed Made the 14th day of December A. D. 1983 by
SUNLAKE PARTNERSHIP, a general partnership

hereinafter called the grantor, to
TKCB, INC., a Florida Corporation,

whose postoffice address is 5600 N. U.S. #1, Cocon, Florida, 32922
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
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Brevard
County, Florida, viz:

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the South
one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 24
South, Range 35 East, Brevard County, Florida.

Subject to taxes and assessments for the year 1983 and subsequent years, zoning
restrictions and prohibitions imposed by governmental authority, easements and
restrictions of record; however, this statement shall not be taken to reimpose
any restrictions no longer in effect.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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, 19 82.

REC FEE	\$ 5.00	REC'D PAYMENT AS
DOC ST	\$ 1812.15	INDICATED FOR CLASS
INT TAX	\$	"C" INTEREST & DOC
SEP CHRG	\$	STAMP TAXES SIGNED
RECORD		

OFF REC:
2475

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

By: <i>Thad Terry</i>	Thad Terry, General Partner
By: <i>Robert B. Clifton</i>	Robert B. Clifton, General Partner
By: <i>Ollie King</i>	Ollie King, General Partner
By: <i>Kelly R. Barnes</i>	Kelly R. Barnes, General Partner

STATE OF FLORIDA
COUNTY OF BREVARD

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 Robert B. Clifton, Ollie
King, Thad Terry and Kelly R. Barnes, all being
general partners of Sunlake Partnership, a Florida
general partnership,

to me known to be the person described in and who executed the
foregoing instrument and they acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 14th day of
December 1983

Jerry L. Jester
Notary Public, State of Florida
My Commission Expires Sept. 16, 1986
Banded thru Troy (old - Louisiana, Inc)

837275

1983 DEC 20 AM 10:57

PAGE:
1959

INSTRUMENT NUMBER-DATE

03322 MAY 24 84

FPSC-COMMISSION CLERK

500 REC
0-45 DEC 83

PREPARED BY/RETURN TO: JERRY L. JETER OF
RAYMOND, WILSON, CONWAY, BARR, BURROWS & JETER
18 E. HERRITT ISLAND CAUSEWAY, SUITE 307
P. O. BOX 1108
HERRITT ISLAND, FL 32052

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34
BREVARD COUNTY, FLA.

This Warranty Deed Made the 14th day of December A. D. 1983 by
K & P PROPERTIES, a general partnership,
hereinafter called the grantor, to
SUNLAKE PARTNERSHIP, a general partnership,
~~corporation~~ existing under the laws of the State of Florida, with its permanent postoffice
address at 480 Cox Road, Cocoa, Florida, 32922,
hereinafter called the grantees;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
their 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
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, releases, conveys and confirms unto the grantees, all that certain land situate in Brevard
County, Florida, viz:

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the South
one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 24
South, Range 35 East, Brevard County, Florida.

Subject to taxes and assessments for the year 1983 and subsequent years, zoning
restrictions and prohibitions imposed by governmental authority, easements and
restrictions of record; however, this statement shall not be taken to reimpose
any restrictions no longer in effect.

This deed is recorded to correct an error in a prior deed naming an incorrect
grantee and in accordance with Dept. Rev. Rules & Regul. 12A.-4.14(2); 12A.-
4.14(3); 12A.-4.14(5).

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

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

And the grantor hereby covenants with said grantees 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, 1982.

REC. FEE \$	500	REC'D PAYMENT AS
DOC ST \$	45	INDRAWN FOR CLASS
INT TAX \$		"C" INSTANTANEOUS & DOC
SER. CHG \$		STAMP TAXES SIGNED
REFUND \$		

Thad Terry, Notary Public, Brevard Co Florida

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

Signed, sealed and delivered in our presence:
by: Pentagon Mobile Home Sales, Inc., a general partner
By: *Thad Terry*
by: O.K.&T, Inc., a general partner
By: *Ollie King*

Thad Terry
Susan E. Olden

Ollie King
Ollie King, President

STATE OF FLORIDA,
COUNTY OF BREVARD

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
Thad Terry, President of Pentagon Mobile Home Sales, Inc., and Ollie King,
President of O.K.&T, Inc., both Florida corporations which are the general partners
to me known to be the person described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same, under authority duly vested in them by said
corporation

WITNESS my hand and official seal in the County and State last aforesaid this
December 14th, A. D. 1983

DEFERRED
2475

PAGE
958

Thad Terry
Notary Public, State of Florida
My Commission Expires Sept. 16, 1986
Quoted Troy Teln - Insurance, Inc.

837234
1983 DEC 20 AM 10:57
NOTARY PUBLIC
BREVARD COUNTY
FLORIDA

WARRANTY DEED FROM CORPORATION

RAMCO FORM 33

This Warranty Deed Made and executed the 29th day of October A. D. 19 82 by ENVIRONMENTAL BUILDERS, INC.

a corporation existing under the laws of the State of Florida, and having its principal place of business at 630 West Merritt Island Causeway, Merritt Island, Florida 32952 hereinafter called the grantor, to

K & P PROPERTIES, A GENERAL PARTNERSHIP

whose postoffice address is 480 Cox Road, Cocoa, Florida 32922

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 valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Brevard County, Florida, viz:

The Northwest Quarter (NW 1/4), of the Northeast Quarter (NE 1/4) and the South one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.

Table with 2 columns: Fee Type and Amount. Rows include REC FEE \$ 5.00, DOC ST. \$ 1125.00, INT TAX \$, SSP CHG \$, and REFUND \$.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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, 1981.

In Witness Whereof the grantor 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.



ATTEST: ENVIRONMENTAL BUILDERS, INC. Secretary

Signed, sealed and delivered in the presence of:

Witness signatures: Kate Sansone, Stephen H. Spurgins

By: Susan W. Johnson, President

STATE OF FLORIDA COUNTY OF Brevard

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments; personally appeared SUSAN W. JOHNSON

well known to me to be the President of the corporation named as grantor in the foregoing deed, and that she severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in her 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 29th day of October, A. D. 19 82

This instrument prepared by: & Return TO: R. Klein Title Assurance & Escrow, Inc.

Address PO Box 3336, Indialantic, FL 32903

Incident to issuance of title insurance policy

Notary Public my commission expires: 11/2/85

701356

1982 NOV -2 PM 1:37

2384

0554

Warranty Deed

This Indenture, Made, this 30th day of September, A. D. 19 81

BETWEEN Continental Casualty Company, an Illinois Corporation
a corporation

existing under the laws of the State of Illinois, having its principal place of
business in the County of Cook and State of Illinois

and lawfully authorized to transact business in the State of Florida, party of the first part, and
Environmental Builders, Inc. a Florida corporation
630 West Merritt Island Causeway, Merritt Island, Florida
a corporation existing under the laws of the State of Florida, having its
principal place of business in the County of Brevard and State of Florida

and lawfully authorized to transact business in the State of Florida, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of
TEN AND 00/100 (\$10.00) ----- Dollars

to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said party of the second part, its successors and assigns forever,
the following described land situate, lying and being in the County of Brevard

and State of Florida, to-wit:

The Northwest One-Quarter (NW ¼) of the
Northeast One-Quarter (NE ¼) and the
South One-Half (S ½) of the Northeast
One-Quarter (NE ¼) of Section 1, Township
24 South, Range 35 East, Brevard County,
Florida.

Subject to:

- (1) Easements, conditions, restrictions, limitations,
building and zoning laws and ordinances of record.
- (2) Taxes for the year 1981 and all subsequent years.
- (3) Purchase money first mortgage executed by Grantee
in favor of Grantor in the original principal amount
of \$100,000.00.

REC FEE	\$ 10.00	REC'D PAYMENT IS
DOC ST	\$ 607.50	INDICATED FOR CLASS
INT TAX	\$	"C" INTANGIBLE & DOC
SER' CHG	\$	STAMP TAXES, SIGNED
REFUND	\$	

Clerk Circuit Court Brevard Co. Florida *Edward J. ...*

Return to:

Prepared by:
Alex Hoffrichter, Esq.
PH 10
9400 S. Dadeland Blvd.
Miami, FL 33156

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

OFF. REC.
2330

2452

590299

1981 OCT 12 AM 10:18

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

CONTINENTAL CASUALTY COMPANY

Attest: O. F. Deaulder
Secretary.

By Robert J. Wall Vice President.

Signed, sealed and delivered in the presence of us:

James S. Davis
Roger J. Bossi

State of ~~Florida~~ Illinois

County of Cook

I Hereby Certify, that on this 30th day of September

A. D. 1981, before me personally appeared R. J. Wall

and P. F. Granahan

Asst. Vice President and Secretary respectively of

Continental Casualty Company

a corporation under the laws of

the State of Illinois

to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my hand and official seal at

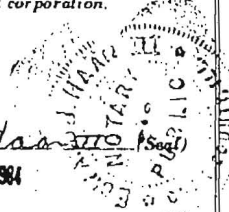
in the County of Cook

and State of Illinois

the day and year last aforesaid.

Edward J. Kasowitz (Seal)

My Commission Expires May 12, 1984



Warranty Deed

(FROM CORPORATION TO CORPORATION)

FROM

Continental Casualty Company,
an Illinois corporation

TO

Environmental Builders, Inc.,
a Florida corporation

Dated September 30, 1981

ABSTRACT OF DESCRIPTION

RAMCO'S FORM 38 1/2

OFF. REC.
2330

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Continental Casualty Company
CNA Plaza
Chicago, Illinois 60685

STATE OF ILLINOIS .)
)SS
COUNTY OF COOK)

Thomas R. Iglesi, being first duly sworn upon oath deposes and says he is Vice President and Corporate Secretary of the Continental Casualty Company, a Corporation incorporated under the laws of the State of Illinois whose main office is at Chicago, Illinois; that he is familiar with the By-Laws of the Continental Casualty Company and that the following is an extract from said By-Laws duly adopted by the Board of Directors of said Continental Casualty Company, being in full force and effect.

"ARTICLE IX - EXECUTION OF DOCUMENTS"

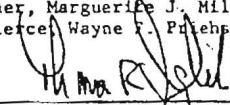
SECTION 1. EXECUTION. The President or a Vice President shall have the power to bind the Company upon any and all policies of insurance, contracts, bonds, undertakings and other obligatory instruments by his signature and execution thereof attested by the signature of the Secretary or of an Assistant Secretary and such execution of any such instrument shall be deemed to be the act of the Company. Such signatures, when authorized by the Board of Directors, may be engraved or printed facsimiles."

SECTION 3. Appointment of Attorney-in-fact. The President or a Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact."

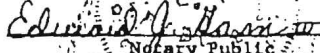
The following Resolution was adopted by the Board of Directors of the Company at a meeting duly called and held on the 3rd day of April 1957.

"Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 3 or Article IX of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

That pursuant to said By-Laws the following were elected:
PRESIDENT, Edward J. Noha; SENIOR VICE PRESIDENTS, Larry C. Ballard, William J. Gilmartin Norman C. Wiche, William P. Wiest; VICE PRESIDENTS, John A. Blanchard, Robert F. Boese, R. Bruce Callahan, Peter P. Conway, Jr., John H. Cramer, Philip L. Engel, Donald E. Harder, Thomas M. Harmon, Robert J. Hartnett, David N. Ladd, Kevin J. McHugh, Glenn A. Mateja, James B. Mullins, Frank A. Patalano, Donald C. Rycroft, Richard J. Swafson, Carolyn L. Tomecek, William D. Vanderslice, Robert J. Wall, Jae L. Wittlich, J. John Wortman; VICE PRESIDENTS AND ACTUARIES, Leroy V. Botkin, Richard J. Roth; VICE PRESIDENT AND CONTROLLER, Dennis H. Chookaszian; VICE PRESIDENT AND GENERAL COUNSEL, William D. Courtney; VICE PRESIDENT AND CORPORATE SECRETARY, Thomas R. Iglesi; ASSISTANT TREASURER, Nolan L. North; ASSISTANT SECRETARIES, Roger A. Buckman, Richard P. Byrnea, Thomas F. Doyle, Jr., John W. Duncan, Ernest T. Elsner, Patrick F. Granahan, Wayne R. Gulgren, Robert P. Hoelter, Karen T. Horan, John J. Lesner, Marguerite J. Miller, George H. Mulligan, Jr., Donald A. Niemerg, Michael J. Pierce, Wayne F. Priebe, Richard E. Ruston, Donald C. Thornton;


THOMAS R. IGLISKY
Vice President and Corporate Secretary

Subscribed and sworn to before me
this 30th day of September, 1981.


Notary Public
My Commission Expires May 12, 1984

OFF. REC.
2330

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