



Aqua Utilities Florida, Inc.  
P.O. Box 5480  
Lady Lake, FL 32158-2480

March 18, 2013

Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850

RECEIVED-FPSC  
13 MAR 25 AM 8:17  
COMMISSION  
CLERK

Re: AUF - Transfer to YES Communities - Docket No. 120272-WS

Dear Ms. Cole,

Pursuant to Order No. PSC-13-0105-FOF-WS, issued in Docket No. 120272-WS, please find attached the recorded Warranty Deed transferring the land for the water and wastewater systems of Arredondo Farms to YES Communities.

The closing of the transaction which transferred the Arredondo Farms water and wastewater systems to YES Communities took place on March 11, 2013.

Thanks for your consideration in this matter.

Sincerely,

Troy Rendell

DOCUMENT NUMBER-DATE  
01450 MAR 25 2013  
FPSC-COMMISSION CLERK

Return to:  
Adams and Reese LLP.  
150 2<sup>nd</sup> Ave North #1700  
St Petersburg, Fl. 33701

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2777507 4 PG(S)  
March 13, 2013 11:11:39 AM  
Book 4179 Page 2058  
J. K. IRBY, Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$7,455 00



This instrument prepared by:  
JAMES A. PARK, III  
HOLLAND & KNIGHT  
Post Office Box 1526  
Orlando, Florida 32802  
(407)425-8500

07027-001-001/07027-001-002

Property Appraiser's Parcel  
Identification Number(s)

### WARRANTY DEED

The Grantor, **Aqua Utilities Florida, Inc.**, a Florida corporation, whose mailing address is 762 West Lancaster Avenue, Bryn Mawr, Pennsylvania 19010, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, **Yes Companies LLC**, a Delaware limited liability company, whose mailing address is 2401 15<sup>th</sup> Street, Suite 350, Denver, Colorado 80202, the lands in Alachua County, Florida, more particularly described on **Exhibit A** attached hereto.

This conveyance is subject to the permitted exceptions set forth on **Exhibit B** attached hereto.

The Grantor hereby covenants that the lands are free of all encumbrances, except as stated herein, that lawful seisin of and good right to convey the lands are vested in the Grantor, and the Grantor hereby fully warrants the title to the lands and will defend the same against the lawful claims of all persons whomsoever.

Dated this 11<sup>th</sup> day of March, 2013

Two Witnesses

William M. Dickerson  
Printed Name: William M. Dickerson  
Nichole Eatenman  
Printed Name: Nichole Eatenman

**Aqua Utilities Florida, Inc.**,  
a Florida corporation

By: Richard S. Fox  
Name: RICHARD S. FOX  
Title: PRESIDENT

DOCUMENT NUMBER-DATE

01450 MAR 25 2013

FPSC-COMMISSION CLERK

STATE OF Pennsylvania

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March, 2013, by Richard S. Fox, as President of Aqua Utilities Florida, Inc., on behalf of said corporation, who (i) is personally known to me X, OR (ii) has produced identification \_\_\_ (type of identification: \_\_\_).

NOTARY PUBLIC

Name: Heather S. D. Harrison

Commission No.: 1213370

My commission expires: 2-3-17

(NOTARY SEAL)



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Heather S. D. Harrison, Notary Public  
Lower Merion Twp., Montgomery County  
My Commission Expires Feb. 3, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## EXHIBIT A

## Lands

## PARCEL A

A parcel of land located in Section 28, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found concrete monument marking the Southwest corner of Section 28, Township 10 South, Range 19 East, Alachua County, Florida; thence North 00 degrees 01 minutes 40 seconds East along the West line of Section 28, a distance of 3992.10 feet to the intersection with the Southeasterly right-of-way line of the Seaboard Coast Line Railroad (abandoned); thence North 58 degrees 48 minutes 00 seconds East along said right-of-way line, a distance of 1650.13 feet; thence South 31 degrees 12 minutes 00 seconds East, a distance of 250.58 feet to the intersection with the Easterly edge of a concrete sidewalk and the Point of Beginning; thence North 13 degrees 42 minutes 52 seconds East along said Easterly edge, a distance of 69.26 feet to the intersection with the Southerly edge of a 0.5 foot wide concrete header curb; thence South 76 degrees 17 minutes 08 seconds East along said Southerly edge, a distance of 24.15 feet to the Southeasterly corner of a 4.0 foot wide concrete sidewalk; thence North 14 degrees 31 minutes 00 seconds East along the Easterly edge of said sidewalk, a distance of 10.00 feet to the intersection with the Southerly edge of a 3.0 foot wide concrete sidewalk; thence South 75 degrees 29 minutes 00 seconds East along said Southerly edge, a distance of 25.02 feet to the Southeasterly corner of said sidewalk; thence North 14 degrees 31 minutes 00 seconds East along the Easterly end of said sidewalk and the Westerly face of a masonry water supply storage building, a distance of 11.00 feet to the Northwesterly corner of said building; thence South 75 degrees 29 minutes 00 seconds East along the Northerly face of said building, a distance of 10.03 feet to the intersection with a chain link fence; thence North 57 degrees 48 minutes 13 seconds East along said fence, a distance of 36.28 feet; thence South 31 degrees 23 minutes 22 seconds East along said fence, a distance of 37.89 feet; thence South 59 degrees 11 minutes 24 seconds West along said fence and it's Southwesterly extension, a distance of 127.04 feet; thence North 76 degrees 17 minutes 08 seconds West, a distance of 21.00 feet to the Point of Beginning.

## PARCEL B

A parcel of land located in Section 28, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found concrete monument marking the Southwest corner of Section 28, Township 10 South, Range 19 East, Alachua County, Florida; thence North 00 degrees 01 minutes 40 seconds East along the West line of Section 28, a distance of 3992.10 feet to the intersection with the Southeasterly right-of-way line of the Seaboard Coast Line Railroad (abandoned); thence North 58 degrees 48 minutes 00 seconds East along said right-of-way line, a distance of 1036.24 feet to a found concrete monument; thence continue North 58 degrees 48 minutes 00 seconds East along said right-of-way line, a distance of 1658.95 feet to a found concrete monument; thence South 31 degrees 08 minutes 14 seconds East, a distance of 635.98 feet to a found concrete monument; thence South 58 degrees 49 minutes 22 seconds West, a distance of 103.20 feet to a found nail and disk; thence South 31 degrees 11 minutes 26 seconds East, a distance of 51.22 feet to a set iron pin (#3524) and the Point of Beginning; thence continue South 31 degrees 11 minutes 26 seconds East, a distance of 522.00 feet to a set iron pin (#3524); thence South 58 degrees 48 minutes 34 seconds West a distance of 107.00 feet to a set iron pin (#3524); thence North 31 degrees 11 minutes 26 seconds West, a distance of 110.00 feet to a set iron pin (#3524); thence South 58 degrees 48 minutes 34 seconds West, a distance of 197.00 feet to a set iron pin (#3524); thence North 31 degrees 11 minutes 26 seconds West, a distance of 412.00 feet to a set iron pin (#3524); thence North 58 degrees 48 minutes 34 seconds East, a distance of 304.00 feet to the Point of Beginning.

## PARCEL C

A parcel of land located in Section 28, Township 10 South, Range 19 East, Alachua County, Florida, being the West 1.44 acres of Parcel "B", as described in Official Records Book 1364, Page 801, of the public records of Alachua County, Florida, and being more particularly described as follows:

Commence at a found nail and disk (#2115), marking the Southwest corner of Section 28, Township 10 South, Range 19 East, Alachua County, Florida; thence North 44°58'14" East, a distance of 1823.95 feet to a set 5/8" rebar and cap (#3524); thence continue North 44°58'14" East, a distance of 3654.80 feet to a set 5/8" rebar and cap (#3524); thence North 31°32'59" West, a distance of 663.74 feet to a found 4"x4" concrete monument (#2115), marking the Southeast corner of said Parcel "B"; thence South 58°45'44" West, a distance of 156.65 feet to the South end of a 5 foot tall chain link fence, marking the Point of Beginning; thence continue South 58°45'44" West, a distance of 503.08 feet to a found 4"x4" concrete monument (#2115); thence North 31°22'10" West, a distance of 124.94 feet to a found 4"x4" concrete monument (#2115); thence along a 5 foot tall chain link fence, North 58°43'49" East, a distance of 499.51 feet; thence South 33°00'20" East, a distance of 125.28 feet to the Point of Beginning.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes and assessments for the year 2013 and subsequent years.
2. Right-of-way Easement in favor of Clay Electric Co-operative, Inc., recorded in Official Records Bok 701, page 19 of the public records of Alachua County, Florida.

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