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Rec Fee: \$0.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

Ret To: ORANGE COUNTY CLERK OF COURT  
ERECORD

IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN AND FOR  
ORANGE COUNTY, FLORIDA

CASE NO. 2012-CA-19240  
DIVISION: 32

CLARCONA RESORT CONDOMINIUM  
ASSOCIATION, INC., a Florida  
not-for-profit corporation,

Plaintiff,

vs.

TECHNOLOGY PROPERTY, LLC,

Defendant.

FILED IN OFFICE  
CIVIL DIVISION  
2014 NOV -5 AM 9:54  
CLERK CIRCUIT COURT  
ORANGE CO. FL

**STIPULATED FINAL JUDGMENT QUIETING TITLE**

THIS CAUSE came on for hearing this 5<sup>th</sup> day of November, 2014, upon the Stipulation and Settlement Agreement by and between Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC., and Defendant, TECHNOLOGY PROPERTY, LLC, filed in the instant case, and has been stipulated to by Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC., and Defendant, TECHNOLOGY PROPERTY, LLC, and the Court having considered the pleadings, and being otherwise duly advised in the premises, it is thereupon:

ORDERED AND ADJUDGED as follows:

1. Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC., and Defendant, TECHNOLOGY PROPERTY, LLC, have stipulated to the entry of this Stipulated Final Judgment Quieting Title.

2. The real and other property which are the subject matter of this cause are situate in Orange County, Florida. Therefore, this Court has jurisdiction of and over the subject matter of this cause and of and over the parties to this case.

3. Pursuant to (a) that certain Quit-Claim Deed dated November 4, 2003, and recorded on November 4, 2003, in Official Records Book 7180, at Page 3533, as corrected by (b) that certain Quit-Claim Deed dated November 4, 2003, and re-recorded on December 15, 2003, in Official Records Book 7231, at Page 2510, (c) that certain Quitclaim Deed dated June 5, 2009, and recorded on June 11, 2009, in Official Records Book 9884, at Page 8486, and (d) that certain Warranty Deed dated July 6, 2012, and recorded on July 9, 2012, in Official Records Book 10404, at Page 8921, all of the Public Records of Orange County, Florida, Defendant, TECHNOLOGY PROPERTY, LLC, is the legal and equitable owner of the real and other property more particularly described in Exhibit "A" attached hereto (hereinafter referred to as the "Subject Property").

4. That certain (a) Plan of Termination of Condominium For Yogi Bear's Jellystone Park Camp-Resort (Apopka) IIB3, a Condominium, dated July 6, 2012, and recorded on July 9, 2012, in Official Records Book 10404, at Page 8903, (b) Plan of Termination of Condominium For Yogi Bear's Jellystone Park Camp-Resort (Apopka) IIB4, a Condominium, dated July 6, 2012, and recorded on July 9, 2012, in Official Records Book 10404, at Page 8909, and (c) Plan

of Termination of Condominium For Yogi Bear's Jellystone Park Camp-Resort (Apopka) IIB5, a Condominium, dated July 6, 2012, and recorded on July 9, 2012, in Official Records Book 10404, at Page 8915, all of the Public Records of Orange County, Florida, properly terminated those condominiums known as (1) Yogi Bear's Jellystone Park Camp-Resort (Apopka) IIB3, a Condominium, (2) Yogi Bear's Jellystone Park Camp-Resort (Apopka) IIB4, a Condominium, and (3) Yogi Bear's Jellystone Park Camp-Resort (Apopka) IIB5, a Condominium (hereinafter collectively referred to as the "Condominiums"), and vested ownership of all property of the Condominiums into The Trading Post at Sun Resorts, Inc. on July 9, 2012, including without limitation, the Subject Property in fee simple title.

5. Defendant, TECHNOLOGY PROPERTY, LLC, and its successors in title shall have a good and marketable fee simple title in and to the Subject Property.

6. Defendant, TECHNOLOGY PROPERTY, LLC, and its successors in title shall have good title to the Subject Property against the claims of Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC., and any persons claiming by, through and/or under Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC., herein, and the claims of Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC., or any person by and/or through Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC., herein are hereby cancelled, with the title of the Subject Property forever quieted in favor of Defendant, TECHNOLOGY PROPERTY, LLC.

7. That certain (a) Settlement Agreement dated October 12, 2006, and recorded on June 28, 2007, in Official Records Book 9326, at Page 4686 (hereinafter referred to as the

"Bankruptcy Settlement Agreement"), (b) Warranty Deed dated June 21, 2007, and recorded on June 28, 2007, in Official Records Book 9326, at Page 4674, (c) that certain First Amendment to the Declaration of Condominium of Yogi Bear's Jellystone Park Camp-Resort (Apopka) IIC, a Condominium, dated June 21, 2007, and recorded on July 11, 2007, in Official Records Book 9344, at Page 3335, and (d) that certain Termination of Condominiums dated July 23, 2008, and recorded on July 24, 2008, in Official Records Book 9736, at Page 1124, all of the Public Records of Orange County, Florida, did not serve to convey any interest in or to the real and other property more particularly described in Exhibit "B" attached hereto (hereinafter referred to as the "Overlap Parcel") to Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.

8. Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC., is the legal and equitable owner of the real property more particularly described in Exhibit "C" attached hereto (hereinafter referred to as the "Honeycomb Lane Property").

9. Defendant, TECHNOLOGY PROPERTY, LLC, has no duty to maintain or construct any improvements upon the Subject Property, including without limitation any wall, pursuant to the terms of the Bankruptcy Settlement Agreement.

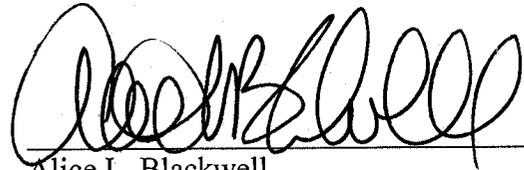
10. That certain Temporary Injunction rendered on December 4, 2012, in this case shall be and is hereby dissolved and is of no further force or effect and Plaintiff, CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.'s, surety for the Injunction Bond posted in this case is hereby relieved from further liability under the Injunction Bond.

11. The Clerk of the Court and the Orange County Comptroller are hereby directed to record this Judgment in the Public Records of Orange County, Florida.

12. The parties shall each bear their own attorneys' fees and costs. There is no prevailing party as to Plaintiff and Defendant.

13. Jurisdiction of this case is retained to enter further orders as this Court deems just and proper, including without limitation, orders enforcing or clarifying this Judgment.

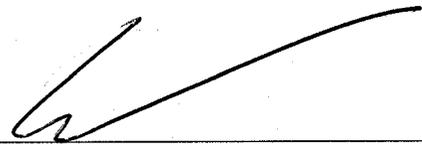
DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 5<sup>th</sup> day of November, 2014.



Alice L. Blackwell  
Circuit Judge

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that a copy of the foregoing was furnished by First Class U.S. Mail delivery on this 5<sup>th</sup> day of November, 2014 to: **Zachary T. Broome, Esquire**, Bowen & Schroth, P.A., 600 Jennings Avenue, Eustis, Florida 32726; and **Samuel M. Nelson, Esquire**, Burr & Forman LLP, 200 South Orange Avenue, Suite 800, Orlando, Florida 32801.

  
\_\_\_\_\_  
Judicial Assistant/Attorney

**EXHIBIT "A"**  
Legal Description

**Oak Heights Replat S/8 comm NW cor of NE1/4 of NW1/4 of Sec 27-21-28 th run S89-49-06E 645.67 ft th run S00-17-40W 475.57 ft to POB th cont S00-17-40W 25 ft th S89-58-35W 25 ft th run S00-17-40W 13.02 ft to curve concave NEly rad 105 ft delta 18-11-44 SEly for 33.34 ft to reverse curve concave SWly rad of 95 ft delta 08-17-04 SEly for 13.74 ft to reverse curve concave NEly rad 25 ft delta 13-22-59 SEly for 5.84 ft th S01-29-51W 215.22 ft th N89-58-35E 416.69 ft th N69-01-28E 10 ft th N20-58-32W 18.89 ft th N69-01-28E 135 ft th N20-58-32W 252.08 ft th S89-58-35W 434.24 ft to POB.**

Oak Heights Replat S/8 comm NW cor of NE1/4 of NW1/4 of Sec 27-21-28 th run S89-49-06E 645.67 ft th run S00-17-40W 500.57 ft th run S89-58-35W 25 ft th S00-17-40W 13.02 ft to curve concave NEly rad 105 ft delta 18-11-44 SEly for 33.34 ft to reverse curve concave SWly rad 95 ft delta 08-17-04 SEly for 13.74 ft to reverse curve concave NEly rad 25 ft delta 13-22-59 SEly for 5.84 ft th S01-29-51W 215.22 ft to POB th cont S01-29-51W 167.76 ft th N89-58-35E 492.56 ft th N30-44-24E 8.03 ft th N69-01-28E 131.97 ft th N20-58-32W 196.07 ft th S69-01-28W 135 ft th S20-58-32E 18.89 ft th S69-01-28W 10 ft th S89-58-35W 416.69 ft to POB.

Oak Heights Replat S/8 comm NW cor of NE1/4 of NW1/4 of Sec 27-21-28 th run S89-49-06E 645.67 ft th S00-17-40W 500.57 ft th S89-58-35W 25 ft th S00-17-40W 13.02 ft to curve concave NEly rad 105 ft delta 18-11-44 SEly for 33.34 ft to reverse curve concave SWly rad 95 ft delta 08-17-04 SEly for 13.74 ft to reverse curve concave NEly rad 25 ft delta 13-22-59 SEly for 5.84 ft th S01-29-51W 382.89 ft to POB th cont S01-29-51W 189.70 ft th run S88-30-09E 318.32 ft to curve concave SEly rad 100 ft chord N81-23-00E NEly for 35.31 ft th S01-29-51E 50 ft th S88-30-09E 64.49 ft th S80-52-21E 115 ft th S88-17-28E 120 ft th N46-42-32E 45 ft th N58-19-30E 50.89 ft th N20-58-32W 281.60 ft th S69-01-28W 131.97 ft th S30-44-24W 8.03 ft th S89-58-35W 492.56 ft to POB.

**LESS AND EXCEPT:**

That part of Oak Heights Replat, according to the plat thereof, as recorded in Plat Book "S", Page 8, of the Public Records of Orange County, Florida, lying in Section 27, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 27, thence S. 89°49'06" E. along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 27 a distance of 645.67 feet to the West line of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 27 and the West line of Oak Heights Replat, as recorded in Plat Book "S", Page 8, of the Public Records of Orange County, Florida, thence S. 00°17'40" W.

along said West line of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 and the West line of said Oak Heights Replat a distance of 475.58 feet to the South line of the North 120 feet of the South 1009.30 feet of said Oak Heights Replat, thence N. 89°58'35" E. along said South line a distance of 434.24 feet to the Westerly right of way line of State Road No. 435, also known as Clarcona Road, thence S. 20°58'33" E. along said Westerly right of way line, a distance of 729.76 feet to the Northeast corner of Tract T-10, Yogi Bear's Jellystone Park Camp Resort (Apopka), a condominium per Official Records Book 3347, Page 2482, Public Records of Orange County, Florida, thence N. 88°30'09" W. along the North line of said Tract T-10 and the North line of Tract C, of said Yogi Bear's Jellystone Park Camp Resort (Apopka), a condominium, a distance of 722.91 feet to the Point of Beginning. Thence N. 88°30'09" W. along the North line of said Tract C a distance of 3.00 feet to the Northwest corner of said Tract C, thence N. 01°29'51" E. a distance of 572.67 feet, thence S. 88°30'09" E. a distance of 3.00 feet, thence S. 01°29'51" W. a distance of 572.67 feet to the Point of Beginning.

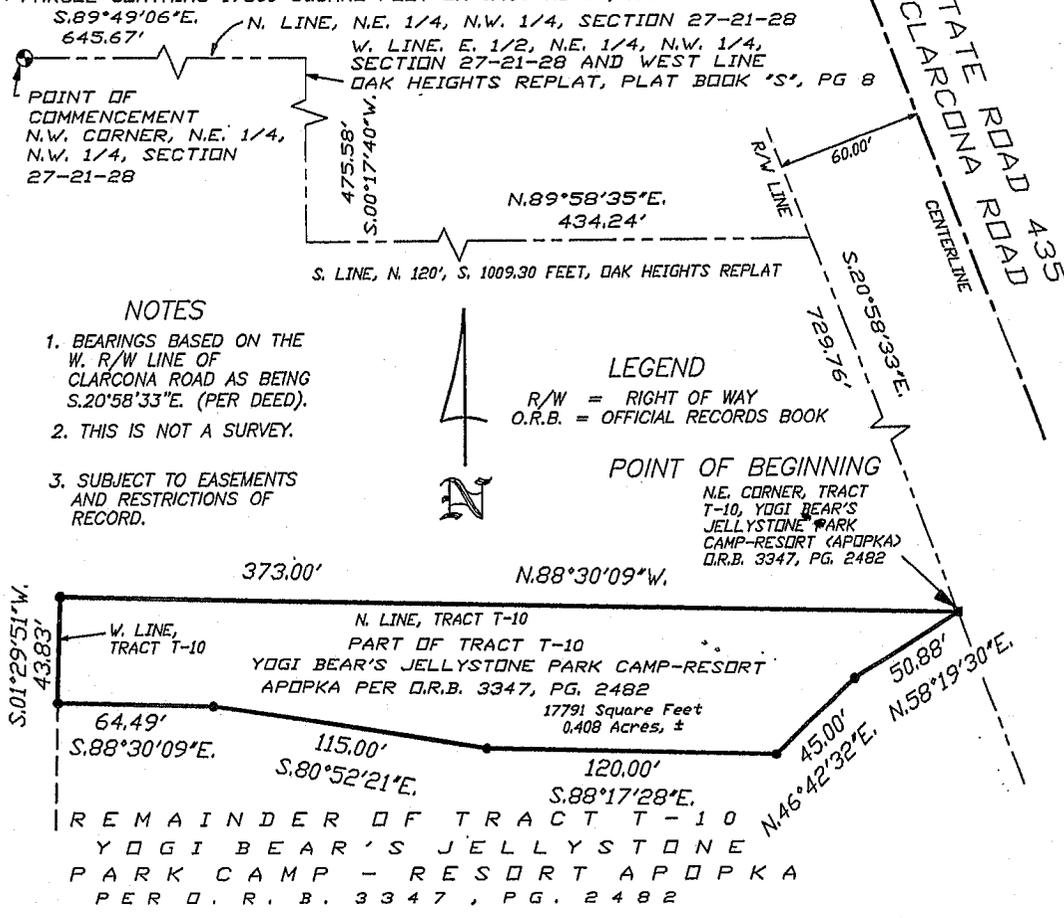
EXHIBIT "B"

SKETCH AND DESCRIPTION - PART OF TRACT T-10

THAT PART OF TRACT T-10, YOGI BEAR'S JELLYSTONE CAMP-RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2482, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE S.89°49'06"E., ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 645.67 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE WEST LINE OF OAK HEIGHTS REPLAT, AS RECORDED IN PLAT BOOK 'S', PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S.00°17'40"W., ALONG SAID WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT A DISTANCE OF 475.58 FEET TO THE SOUTH LINE OF THE NORTH 120 FEET OF THE SOUTH 1009.30 FEET OF SAID OAK HEIGHTS REPLAT; THENCE N.89°58'35"E., ALONG SAID SOUTH LINE A DISTANCE OF 434.24 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 435, ALSO KNOWN AS CLARCONA ROAD; THENCE S.20°58'33"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 729.76 FEET TO THE NORTHEAST CORNER OF SAID TRACT T-10 AND THE POINT OF BEGINNING; THENCE N.88°30'09"W., ALONG THE NORTH LINE OF SAID TRACT T-10 A DISTANCE OF 373.00 FEET TO THE WEST LINE OF SAID TRACT T-10; THENCE S.01°29'51"W., ALONG SAID WEST LINE A DISTANCE OF 43.83 FEET; THENCE S.89°30'09"E., A DISTANCE OF 64.49 FEET; THENCE S.80°52'21"E., A DISTANCE OF 115.00 FEET; THENCE S.88°17'28"E., A DISTANCE OF 120.00 FEET; THENCE N.46°42'32"E., A DISTANCE OF 45.00 FEET; THENCE N.58°19'34"E., A DISTANCE OF 50.88 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 17800 SQUARE FEET OR 0.408 ACRES, MORE OR LESS.



NOTES

1. BEARINGS BASED ON THE W. R/W LINE OF CLARCONA ROAD AS BEING S.20°58'33"E. (PER DEED).
2. THIS IS NOT A SURVEY.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

R/W = RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK

POINT OF BEGINNING

N.E. CORNER, TRACT T-10, YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA) O.R.B. 3347, PG. 2482

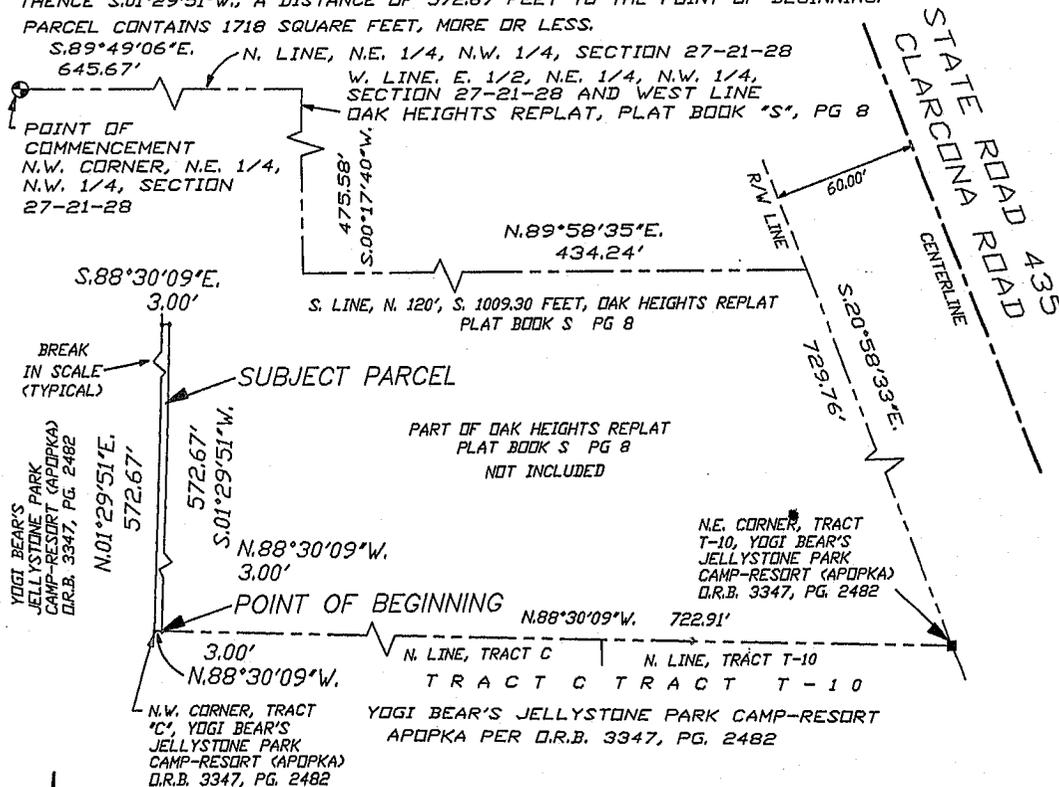
REMAINDER OF TRACT T-10  
YOGI BEAR'S JELLYSTONE  
PARK CAMP - RESORT APOPKA  
PER O. R. B. 3347, PG. 2482

EXHIBIT "C"

SKETCH AND DESCRIPTION - ENCROACHMENT PARCEL

THAT PART OF OAK HEIGHTS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'S', PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, THENCE S.89°49'06"E., ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 645.67 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE WEST LINE OF OAK HEIGHTS REPLAT, AS RECORDED IN PLAT BOOK 'S', PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S.00°17'40"W., ALONG SAID WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT A DISTANCE OF 475.58 FEET TO THE SOUTH LINE OF THE NORTH 120 FEET OF THE SOUTH 1009.30 FEET OF SAID OAK HEIGHTS REPLAT; THENCE N.89°58'35"E. ALONG SAID SOUTH LINE A DISTANCE OF 434.24 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 435, ALSO KNOWN AS CLARCONA ROAD; THENCE S.20°58'33"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 729.76 FEET TO THE NORTHEAST CORNER OF TRACT T-10, YOGI BEAR'S JELLYSTONE PARK CAMP RESORT (APOPKA), A CONDOMINIUM PER OFFICIAL RECORDS BOOK 3347, PAGE 2482, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N.88°30'09"W., ALONG THE NORTH LINE OF SAID TRACT T-10 AND THE NORTH LINE OF TRACT C, OF SAID YOGI BEAR'S JELLYSTONE PARK RESORT (APOPKA), A CONDOMINIUM, A DISTANCE OF 722.91 FEET TO THE POINT OF BEGINNING. THENCE N.88°30'09"W., ALONG THE NORTH LINE OF SAID TRACT C A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; THENCE N.01°29'51"E., A DISTANCE OF 572.67 FEET; THENCE S.88°30'09"E., A DISTANCE OF 3.00 FEET; THENCE S.01°29'51"W., A DISTANCE OF 572.67 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1718 SQUARE FEET, MORE OR LESS.



LEGEND

R/W = RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK