

**SUNDSTROM  
& MINDLIN, LLP**

Attorneys | Counselors



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July 26, 2022

Adam Teitzman, Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Re: First Coast Regional Utilities, Inc. ("First Coast"); Docket No. 20190168-WS

Dear Mr. Teitzman,

Pursuant to Order No. PSC-2022-0193-FOF-WS issued on May 25, 2022 in the above-referenced docket, attached please find the ordered recorded Specialty Warranty Deed.

Should you have any questions or comments concerning the above, please do not hesitate to contact me.

Sincerely,

SUNDSTROM & MINDLIN, LLP

*William E. Sundstrom / brf*

William E. Sundstrom, PA  
For the Firm

WES/brf  
Enclosure

cc: Jennifer Crawford, Esq.  
John L. Wharton, Esq.

Instrument Prepared By:  
Record and Return To:  
Denise C. Howard, an employee of  
301 Capital Partners, LLC  
P.O. Box 238  
Lake Butler, FL 32054

**Notice to Clerk:** This deed evidences the transfer of unencumbered property from grantor to its wholly owned subsidiary grantee absent an exchange of value, as contemplated by the respective courts' decisions in *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So. 2d 913 (Fla. 2005) and *Kuro, Inc. v. State of Florida Department of Revenue*, 713 So. 2d 1021 (Fla. 2d DCA 1998). Accordingly, the parties are paying minimal documentary stamp tax upon this deed based upon the recited nominal consideration of \$10.00, pursuant to Florida Administrative Code Section 12B-4.014(2)(b) and the aforementioned cases.

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 1<sup>st</sup> day of July, 2022, between, 301 CAPITAL PARTNERS, LLC, a Florida limited liability company, whose mailing address is P.O. Box 238, Lake Butler, Florida 32054 ("Grantor") and FIRST COAST REGIONAL UTILITIES, INC., a Florida corporation, whose mailing address P.O. Box 238, Lake Butler, Florida 32054 ("Grantee").

### **WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee and Grantee's heirs and assigns forever, the lands and improvements thereon located in Duval County, Florida, more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof (the "Property").

SUBJECT TO ad valorem property taxes accruing subsequent to December 31, 2021, encroachments, easements, servitudes, covenants, restrictions, reservations, zoning ordinances, rights-of-way, outstanding mineral interests, riparian rights, the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water, all matters of record or apparent from a survey or inspection of the Property, and Grantor's reservation of a blanket easement for ingress, egress and utilities as set forth in Exhibit "A".

TOGETHER WITH all mineral rights, 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 Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

301 CAPITAL PARTNERS, LLC, a Florida limited liability company

*Denise C. Howard*  
Print Name: Denise C. Howard

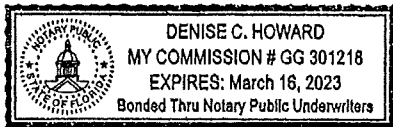
By: *Avery C. Roberts*  
Name: Avery C. Roberts  
Its: Manager

*Linda C. Boles*  
Print Name: Linda C. Boles

STATE OF FLORIDA  
COUNTY OF UNION

The foregoing instrument was acknowledged before me by means of [  ] physical presence or [  ] online notarization, this 1<sup>st</sup> day of July, 2022, by Avery C. Roberts, the Manager of 301 Capital Partners, LLC, a Florida limited liability company, on behalf of said company. He is personally known to [  ] me or [  ] has produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}



*Denise C. Howard*  
Print Name: Denise C. Howard  
Notary Public, \_\_\_\_\_  
My Commission Expires: 3/16/2023

**EXHIBIT "A"**

A portion of Sections 7 and 18, Township 3 South, Range 23 East, Duval County, Florida, being a portion of Parcel 1, as described and recorded in Official Records Book of 18162, page 1115, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 2184.92 feet; thence South 89°38'01" East, departing said Westerly line, 67.37 feet; thence South 68°12'16" East, 28.40 feet; thence North 80°17'01" East, 53.06 feet; thence South 89°09'27" East, 95.68 feet; thence North 75°09'16" East, 120.81 feet; thence South 88°57'30" East, 77.39 feet; thence North 76°51'58" East, 86.68 feet; thence North 54°07'04" East, 81.61 feet; thence North 69°48'51" East, 101.93 feet; thence North 86°22'01" East, 88.81 feet; thence North 75°11 '12" East, 176.09 feet; thence North 81°03'52" East, 226.45 feet; thence North 83°57'21" East, 120.26 feet; thence North 74°24'26" East, 188.43 feet; thence North 70°12'44" East, 50.30 feet; thence Due East, 93.49 feet; thence South 78°41'24" East, 87.82 feet; thence South 69°46'31" East, 99.64 feet; thence North 88°09'09" East, 71.76 feet; thence South 00°49'21" West, 168.48 feet; thence South 25°13'58" East, 205.43 feet; thence South 15°56'43" East, 171.05 feet; thence South 01°57'09" West, 188.08 feet; thence South 08°31'51" East, 43.20 feet; thence South 32°27'40" East, 77.21 feet; thence South 43°16'33" East, 54.28 feet; thence South 05°17'07" West, 575.23 feet; thence South 23°38'56" West, 375.95 feet; thence South 19°47'17" West, 494.18 feet; thence South 57°51'46" West, 453.26 feet; thence South 74°34'40" West, 148.03 feet; thence South 31°57'45" West, 175.66 feet; thence North 88°12'36" West, 61.26 feet; thence North 80°41'27" West, 238.26 feet; thence North 82°13'36" West, 127.37 feet; thence South 83°39'35" West, 121.47 feet; thence South 71°33'54" West, 118.78 feet; thence North 74°55'53" West, 108.36 feet; thence South 74°30'41" West, 115.54 feet; thence North 69°08'44" West, 60.29 feet; thence North 80°49'45" West, 172.37 feet to a point lying on the Westerly line of said Section 18; thence North 00°29'20" East, along said Westerly line, 182.36 feet to the Northwest corner thereof and the Point of Beginning.

**Grantor hereby reserves a blanket easement for ingress, egress, and utilities on, over, under, through and across the Property described above. Grantor may specifically locate such easements and record an agreement limiting them to the specified locations replacing the blanket easements. Grantee agrees to join in the execution of the specific easements.**