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November 28, 2022

VIA Electronic Filing to the Office of Commission Clerk

Attn: Kerri Maloy, Engineering Specialist  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

**Re: Docket No. 20220019-WU - Application for transfer of water facilities of Neighborhood Utilities, Inc. and Water Certificate No. 430-W to CSWR-Florida Utility Operating Company, LLC, in Duval County.**

Dear Ms. Maloy:

On November 17, 2022, CSWR-Florida Utility Operating Company, LLC closed on its purchase of the assets of Neighborhood Utilities, Inc. Please find enclosed the executed and recorded deed showing the Company's rights to long-term use of the land upon which the treatment facilities are located.

As soon as the Company's permit transfer application with the St. Johns River Water Management District is available, a copy will be filed. Thank you for your continued assistance with this docket.

Sincerely,

*/s/ Thomas A. Crabb*

Thomas A. Crabb  
Attorney for CSWR-Florida UOC

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Gartner, Brock & Simon  
John M. Benton, Esq.  
1300 Riverplace Blvd., Suite 525  
Jacksonville, FL 32207

Property Appraiser's ID #: 008957-2210, 008983-1002

**SPECIAL WARRANTY DEED**

This **Special Warranty Deed** is made this 17<sup>th</sup> day of November, 2022, by **NEIGHBORHOOD UTILITIES, INC.**, a Florida corporation ("Grantor") whose address is 1381 Cassat Avenue, Jacksonville, Florida 32205, to **CSWR-FLORIDA UTILITY OPERATING COMPANY, LLC**, a Florida limited liability company ("Grantee") whose address is 1630 Des Peres Rd., Ste 140, St. Louis, MO 63131.

**WITNESSETH:**

That Grantor, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee and its successors and assigns, all of the real property in Duval County, Florida, more particularly described on **EXHIBIT "A"** attached hereto and made a part of this Special Warranty Deed (the "Property").

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and together with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise benefitting or appertaining and other matters set forth on **EXHIBIT "B"** attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; that Grantor hereby warrants the title to said Property; and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others, and that said Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, and the Permitted Exceptions.

*[Signature page to follow]*

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

Signed, sealed and delivered as to Grantor in the presence of:

NEIGHBORHOOD UTILITIES, INC., a Florida corporation

[Signature]  
Print Name: G. PATRICE O'Steen-Johnson

By: [Signature]  
WILLIAM L O STEEN, President

[Signature]  
Print Name: MARGARET J. AHRÉN

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 9<sup>th</sup> day of November, 2022, by WILLIAM L. O'STEEN, as President of NEIGHBORHOOD UTILITIES, INC., on behalf of the corporation. He () is personally known to me or () produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
My Commission Expires: 2/24/24

**EXHIBIT "A"**

**PARCEL 1**

Tract A, Timber Creek Unit One, according to the plat thereof recorded in Plat Book 38, pages 43 and 43A, of the current public records of Duval County, Florida.

**PARCEL 2**

Tract A, Victoria Forest Unit Two, according to the plat thereof recorded in Plat Book 45, pages 21, 21A, 21B, 21C, 21D and 21E, of the current public records of Duval County, Florida.

**EXHIBIT "B"**  
Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years.
2. Grant of Easement in favor of Jacksonville Electric Authority (JEA) as set out in instrument recorded July 22, 1969 in Official Records Book 3009, page 200.
3. Terms and conditions of Declaration of Covenants and Restrictions regarding Sewer and Water Utility Services recorded March 14, 1986 in Official Records Book 6099, page 1449, as affected by Assignment of Rights recorded January 8, 1987 in Official Records Book 6258, page 1315. THIS POLICY DOES NOT INSURE AGAINST ANY LOSS OR DAMAGE ARISING FROM THE FACT THIS EASEMENT MAY NOT ABUT THE BENEFITED PARCEL REFERRED TO ON SCHEDULE A HERETO. (Parcel 2).
4. Terms and conditions of Easement in favor of Neighborhood Utilities, Inc. as set out in instrument recorded August 23, 1988 in Official Records Book 6566, page 2273. THIS POLICY DOES NOT INSURE AGAINST ANY LOSS OR DAMAGE ARISING FROM THE FACT THIS EASEMENT MAY NOT ABUT THE BENEFITED PARCEL REFERRED TO ON SCHEDULE A HERETO.
5. Easement in favor of Jacksonville Electric Authority (JEA) as set out in instrument recorded November 2, 1988 in Official Records Book 6603, page 1268. (Parcel 2).

**THE FOLLOWING AFFECT THE PLAT OF VICTORIA FOREST UNIT TWO RECORDED IN PLAT 45, PAGE 21:**

6. Restrictions, covenants, conditions, easements, and other matters as contained on the Plat of Victoria Forest Unit Two recorded in Plat 45, page 21, as affect by Agreement recorded August 4, 1989 I Official Records Book 6744, page 625. (Parcel 2).
7. Restrictions, covenants, conditions, and easements, which include provisions for a private charge or assessment, as contained in the Covenants and Restrictions for Victoria Forest, Unit Two as set out in instrument recorded April 5, 1989 in Official Records Book 6682, page 1226. (Parcel 2).

**THE FOLLOWING AFFECTS THE PLAT OF TIMBER CREEK UNIT ONE RECORDED IN PLAT BOOK 38, PAGE 43:**

8. Restrictions, covenants, conditions, easements, and other matters as contained on the Plat of Timber Creek Unit One recorded in Plat Book 38, page 43. (Parcel 1).
9. Declaration of Covenants and Restrictions regarding Sewer and Water Utility Services recorded January 8, 1987 in Official Records Book 6258, page 1317.