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MARTIN FRIEDMAN
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April 17, 2025
via efilng

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

Re: Docket No. 20240011-WU - Application for certificate to provide water service in St. Johns County, by Riverdale Utility Holding, Inc.

Dear Mr. Teitzman:

Pursuant to a requirement of PSC Order No. PSC-2025-0092-PAA-WU, on behalf Riverdale Utility Holding, Inc. attached is a copy of the recorded Deed conveying the water treatment plant property to the Utility.

Should you or Staff have any questions regarding this please do not hesitate to contact me.

Very truly yours,

/s/ Martin S. Friedman
Martin Friedman

MSF:

Cc: Melinda Watts (via email)

Prepared By:

Cliff Newton
Newton & Newton, P.A.
10192 San Jose Blvd.
Jacksonville, Florida 32257

Return recorded instrument to Grantee:

The space above is reserved for recording

QUITCLAIM DEED

This QUITCLAIM DEED, made the 11th day of April, 2025, by RIVERDALE HERITAGE LAND, INC., a Florida for profit corporation, hereinafter called the Granter, to RIVERDALE UTILITY HOLDING, INC., a Florida for profit corporation, having its principal place of business at 2120 Corporate Square Blvd, Suite 3, Jacksonville, FL 32216, hereinafter called the Grantee:

WITNESSETH: That the Granter, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release; convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Granter has in and to that certain land situate in the County of St. Johns, State of Florida, to wit:

Lots 7, 8 & 9, Block 22, Riverdale Farm Tracts, according to the MAP OF RIVERDALE LAND CO, recorded in Map Book 1, Pages 148 through 153, Public Records of St. Johns County, Florida.

Parcel ID. Number: 020250-0000

Note to Documentary Stamp Tax Examiner and Clerk: Grantee and Granter are wholly owned by the same entity. The property being conveyed by Granter to Grantee is unencumbered by any mortgage, purchase money mortgage lien or other monetary encumbrance and the property is being conveyed without Granter receiving any consideration from Grantee, such that Grantee does not constitute a "purchaser" and the transaction evidenced by this Quit Claim Deed is merely a change in the form of ownership by the entities who had owned and continue to own the property constituting a mere "book transaction". Accordingly, pursuant to the Florida Supreme Court's decision in Crescent Miami Center, LLC vs. Florida Department of Revenue, 903 So.2d 913 (Florida 2005) no documentary stamp taxes are due on this Quit Claim Deed under Florida Statutes Section 201.02 and therefore only minimum documentary stamp taxes are being paid.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or In anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, THE MENTION ON WHICH SHALL NOT SERVE TO RE-IMPOSE THEM.

This deed is prepared without a title search and is delivered with no warranties of title of any kind, and with no representation or warranties of any kind or nature whatsoever.

IN WITNESS WHEREOF, the said Granter 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.

Riverdale Heritage Land, Inc.

Signed and Sealed in Our Presence:

By: [Signature]

John A. Semanik
Its: President

[Signature]

Witness Name: Randy G. Martinuzzi

Witness Addresses

2120 Corporate Square Blvd, Suite 3
Jacksonville, FL 32216

[Signature]

Witness Name: Grant Waldron

STATE OF: FLORIDA COUNTY OF: DUVAL

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 11th day of April, 2025, by John A. Semanik, President of Riverdale Heritage Land, Inc. a Florida for profit corporation, on behalf of the corporation. He is personally known to me.

[Signature]

Notary Public

Notary Witness Name: Judy Reed

My commission expires: 3/6/28

