THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Alan C. Sheppard, Jr., Esq.
Greenberg Traurig, P.A.
450 South Orange Avenue, Suite 650
Orlando, Florida 32801

WARRANTY DEED
(Orange Avenue)

THIS WARRANT DEED is made and entered into as of this 5th day of January, 2016, by TUPPERWARE SERVICES, INC., a Delaware corporation, whose address is 14901 South Orange Blossom Trail, Orlando, Florida 32837, and DEERFIELD LAND CORPORATION, a Delaware corporation, whose address is 14901 South Orange Blossom Trail, Orlando, Florida 32837 (collectively, the “Grantor”) to OSCEOLA COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 1 Courthouse Square, Kissimmee, Florida 34741 (“Grantee”).

WITNESSETH:

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt and sufficiency of which are hereby acknowledged by Grantor, by these presents, does hereby grant, bargain, sell, alien, remise, release, convey and confirm to Grantee, all of that certain land situated in Osceola County, Florida (the “Property”), as more particularly described as follows:

See Exhibit “A” attached hereto and incorporated by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple, forever.

The Property conveyed by this Deed is to be used for public road right-of-way purposes and all attendant facilities, including, but not limited to road surface, drainage, sidewalk, utilities, and all other lawful public purposes.

AND, the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except for taxes accruing subsequent to December 31, 2014, and easements and restrictions of record, provided, however, this reference shall not serve to re-impose the same.

ORL 299221577v2 006118.020400
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

TUPPERWARE SERVICES, INC., a Delaware corporation

By: Thomas M. Roehlk, Vice President and Secretary

DEERFIELD LAND CORPORATION, a Delaware corporation

By: Thomas M. Roehlk, Vice President and Secretary

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 18th day of December, 2015, by Thomas M. Roehlk, as Vice President of TUPPERWARE SERVICES INC., a Delaware corporation, and DEERFIELD LAND CORPORATION, a Delaware corporation, on behalf of the corporations. He is [✓] personally known to me or has produced as identification.

(Affix Notary Stamp/Seal Below)

NEREIDA MONTALVO
Notary Public - State of Florida
Commission # FF 915569
My Comm. Expires Dec 26, 2018
Bonded through National Notary Assn.

NEREIDA MONTALVO
Print Name: Nereida Montalvo
My Commission Expires: 12/26/2019

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EXHIBIT "A"

Sheet 1
See Sketch of Description
Included as Attachment "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF OSCEOLA CORPORATE CENTER – REPLAT NINETEEN, ACCORDING TO THE PLAT THEREOF, ASRecorded in Plat Book 21, Page 130, of the Public Records of Osceola County, Florida, being more particularly described as follows:

ALL OF TRACT "B", TOGETHER WITH ALL OF TRACT "C", PER OSCEOLA CORPORATE CENTER – REPLAT NINETEEN, ACCORDING TO THE PLAT THEREOF, ASRecorded in Plat Book 21, Page 130, of the Public Records of Osceola County, Florida.

CONTAINING 67,950 SQUARE FEET, OR 1.560 ACRES, MORE OR LESS.

TSS Order # T15-B63: SOD4
Prepared by:
Tinklepaugh Surveying Services
5125 Adanson Street
Suite 2A
Orlando, Florida 32804
(407) 262-0967

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 5J-17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

Robert W. Monaco, P.S.M. # 9980
Date: July 27, 2016

Exhibit A - 1

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SKETCH OF DESCRIPTION ATTACHMENT "A"

NOT A SURVEY

ORANGE COUNTY

MARY LOUIS LANE (PRIVATE RIGHT OF WAY)

LOT 1

TRACT "B" (ADDITIONAL R/W)

67,797 SQUARE FEET
1.566 ACRES

LOT 2

OSCEOLA CORPORATE CENTER
- REPLAT NINETEEN
(PLAT BOOK 21, PAGE 130)

CONSERVATION AREA

WETLAND NO. 31B
(D.R.B. 1700, PAGE 130)

LOT 3

OSCEOLA CORPORATE CENTER
- REPLAT NINETEEN
(PLAT BOOK 21, PAGE 130)

SURVEYOR'S NOTES

1) BEGINNINGS ARE BASED ON THE WEST END RIGHT OF WAY LINE OF COUNTY ROAD NO. 507, ORANGE AVENUE (OLD KINE HAMWAY), AS SHOWN SOUTH 89°00' WEST PER THE PLAT OF OSCEOLA CORPORATE CENTER
- REPLAT NINETEEN, AS RECORDED IN PLAT BOOK 21, PAGE 130 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

2) SEE SHEET 1 FOR LEGAL DESCRIPTION.

Tinklepaugh
SURVEYING SERVICES
5125 Aberson Street, Suite 800, Orlando, Florida 32804
Tel: (407) 262-0957 LICENSED BUSINESS No. 3776
i/110563/dwg/115863-5004.dwg

Exhibit A - 2

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