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 WARRANTY 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.
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

Print Name: Nercida Montavo

DEERFIELD LAND CORPORATION, a Delaware corporation

By: Thomas M. Roehlk, Vice President and Secretary

Print Name: Nercida Montavo

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 [X] personally known to me or has produced as identification.

(Affix Notary Stamp/Seal Below)

NEREIDA MONTALVO
Notary Public - State of Florida
Commission # FF 915669
My Comm. Expires Dec 26, 2019
Bonded through National Notary Assn.

NEREIDA MONTALVO
Notary Public
Print Name: Nercida Montavo
My Commission Expires: 12/26/2019

ORL 299221568v2 006118.020400
EXHIBIT "A"

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

ADDITIONAL RIGHT OF WAY
LEGAL DESCRIPTION

A tract of land being a portion of OCEOLA CORPORATE CENTER-REPLAT ELEVEN, according to the plat thereof, as recorded in Plat Book 19, Page 30, of the Public Records of Osceola County, Florida, being more particularly described as follows:

COMMENCE at the East 1/4 corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida; thence North 89°36'18" West, along the South line of the Northeast 1/4 of said Section 3, a distance of 823.40 feet to a point on the East line of OCEOLA CORPORATE CENTER-REPLAT ELEVEN, according to the plat thereof, as recorded in Plat Book 19, Page 30, of the Public Records of Osceola County, Florida and the POINT OF BEGGINING; said point being on a curve concave Easterly having a tangent bearing of South 20°13'40" East and a radius of 1,556.40 feet; thence run Southerly along said East line of the aforesaid Plat and the arc of said curve through a central angle of 01°21'43" for a distance of 37.00 feet; thence run South 03°46'38" West, a distance of 44.15 feet to a point on the West line of the additional Right of Way as shown on the aforesaid Plat; thence run North 22°38'43" West, along said West line, a distance of 22.67 feet to a point of curvature of a curve concave Easterly and having a radius of 1,576.35 feet and a central angle of 40°55'48"; thence run Northerly along the arc of said curve for a distance of 112.5.78 feet to the point of tangency; thence run North 18°36'20" East, a distance of 178.72 feet to a point on the Easterly line of the Conservation Easement described in Official Records Book 1700, Page 1838, of the Public Records of Osceola County, Florida; thence run Northerly along said Easterly line the following three courses and distances: South 67°15'59" East, a distance of 29.35 feet; thence run North 50°10'37" West, a distance of 23.53 feet; thence run North 23°24'19" West, a distance of 10.97 feet; thence, departing the Easterly line of the aforesaid Conservation Easement, run North 18°30'20" East, a distance of 26.03 feet to a point on the Easterly line of the aforesaid Conservation Easement; thence run North 48°55'31" East, along said Easterly line, a distance of 65.37 feet to a point on the Westerly Right of Way line of County Road No. 527 (Old Dixie Highway); thence run Southerly along said Westerly Right of Way line the following five courses and distances: South 18°36'20" West, a distance of 299.33 feet; thence run North 71°23'40" West, a distance of 3.04 feet to a point on a curve concave Southerly having a tangent bearing of South 18°30'34" West and a radius of 1,546.40 feet; thence run Southerly along the arc of said curve through a central angle of 22°27'36" for a distance of 741.09 feet; thence run South 81°23'55" West, a distance of 10.00 feet to a point on a curve concave Southerly having a tangent bearing of South 08°30'31" East and a radius of 1,556.40 feet; thence run Southerly along the arc of said curve through a central angle of 11°42'40" for a distance of 318.19 feet to the POINT OF BEGINNING.

Containing 37,610 square feet or 0.863 acres, more or less.

TSS ORDER #815-863-5002

Prepared by:

Tid⪼paugh Surveying Services
850 Courtland Street
SuiteZA
Orlando, Florida 32804
(407)262-0957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 51-17, F.A.C., pursuant to Chapters 777 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. #5980
Date: July 20, 2015

Exhibit A - 1
SKETCH OF DESCRIPTION ATTACHMENT "A"  
- NOT A SURVEY -  

SURVEYOR'S NOTES 
1) Bearings based on the South Line of the Northeast 1/4 of Section 5, Township 25 South, Range 29 East, Osceola County, Florida, as being north 89°56'18" West per the Plat of Osceola Corporate Center, Plat Book 6, Page 147, Public Records of Osceola County, Florida. 
2) See Sheet 1 for legal description.  

ABBREVIATIONS  
ORB = Official Records Book  
PB = Plat Book  
PG = Page  
PC = Point of Curvature  
PT = Point of Tangency  

POINT OF COMMENCEMENT  
East 1/4 Corner of Section 5, Township 25 South, Range 29 East, Osceola County, Florida for the Plat of Osceola Corporate Center (ORB 6, PG 147). Certified Corner Number 4313. 

Tinklepaugh  
SURVEYING SERVICES  
850 Courtyard Street, Suite 2-A, Orlando, Florida 32804  
Tel: No. (407) 885-9857  LICENSED BUSINESS No. 3798  
L/T15863/dwp/T15863-9002  

Exhibit A - 2