SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made the 9th day of October, 2018 by DEERFIELD LAND CORPORATION, a Delaware Corporation, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (wherever used herein the terms “grantor” and “grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Osceola County, Florida, viz:

Parcel No. 218
Fee Simple Title

Tract B, OSCEOLA CORPORATE CENTER – REPLAT THIRTY ONE, according to the plat thereof as recorded in Plat Book 27, Page 24, Public Records of Osceola County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

RESERVING UNTO THE GRANTOR the following rights:

1. The Grantor shall have the right of ingress and egress for the sole purpose of maintaining the above described property.

2. The rights reserved herein shall be subordinate to the rights of the Department to construct, operate and maintain transportation facilities and said reserved rights shall not be exercised to interfere with Department operations. Furthermore, grantor shall not construct any structure or store any materials in the area of acquisition.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.
IN WITNESS WHEREOF the grantor 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.

ATTEST:

[Signature]

Its Assistant Secretary

Signed, sealed and delivered in the presence of: Two witnesses or Corporate Seal required by Florida Law:

[Signature]

SANDRA ROBINSON

[Signature]

Necilda Delgado

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Thomas M. Rochek, VP Secretary of DEERFIELD LAND CORPORATION, on behalf of the Delaware Corporation, who is personally known to me or who has produced as identification.

Necilda Delgado

PRINT/TYPE NAME: Necilda Delgado

Notary Public in and for the County and State last aforesaid. My Commission Expires: December 26, 2019

ACQUISITION OF THIS LAND IS NECESSARY FOR R/W PURPOSES UNDER THREAT OF CONDEMNATION PURSUANT TO SEC. 337. 27 F.S.