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
(Orsceola Parkway)

THIS WARRANTED 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 (the “Grantee”).

WITNESS ETH:

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

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, 2019

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

ORL 299221520v2 006118.020400
EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF TRACT "A", OSCEOLA CORPORATE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 147, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF OSCEOLA CORPORATE CENTER-REPLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 99, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 31°49'02" WEST, ALONG THE EASTERN RIGHT OF WAY LINE OF GREENWALD WAY, A DISTANCE OF 40.70 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 790.00 FEET, AND A CHORD Bearing OF NORTH 09°58'07" EAST; THENCE NORTHERLY ALONG SAID EASTERN RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°23'58", A DISTANCE OF 74.45 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4760.42 FEET, AND A CHORD Bearing OF SOUTH 73°50'17" EAST; THENCE DEPARTING THE EASTERN RIGHT OF WAY LINE OF GREENWALD WAY, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'08" A DISTANCE OF 448.84 FEET TO A POINT ON THE EASTERN LINE OF WETLAND No.17B, AS DESCRIBED IN DEED RECORDS BOOK 1700, PAGE 1828, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE SOUTH 40°00'22" WEST, ALONG SAID EASTERN LINE, A DISTANCE OF 45.31 FEET; THENCE, DEPARTING THE EASTERN LINE OF WETLAND 17B, RUN SOUTH 18°39'52" WEST, A DISTANCE OF 60.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OSCEOLA PARKWAY, SAID POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4657.62 FEET, AND A CHORD Bearing OF NORTHEAST 73°45'54" WEST; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 05°47'12", A DISTANCE OF 389.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 43,562 SQUARE FEET, OR 1.000 ACRES, MORE OR LESS.

TSS Order # T18-A21

Prepared by:

Turklevaugh Surveying Services
850 Courtland Street
Suite 2A
Orlando, Florida 32804
(407) 202-0907

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 54-17, 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. # 8980
Date: APRIL 27, 2015

Exhibit A - 1

ORL 299221520v2 006118.020400

Book4898/Page710  CFN#2016004979  Page 3 of 4
SKETCH OF DESCRIPTION ATTACHMENT "A"
- NOT A SURVEY -

TRACT "A"
OSCEOLA CORPORATE CENTER
(PLAT BOOK 8, PAGE 147)

WETLAND No. 17B
(C.R.B. 1700, PG. 1868) - OSCEOLA COUNTY

R=790.00'
L=74.45'
Δ=05'23"58'CHB=N09'58"07'E
CHD=74.42'

R=4760.42'
L=448.84'
Δ=05'24"09'CHB=S73°56'17"E
CHD=448.88'

R=4657.62'
L=389.57'
Δ=04'47"32'CHB=N73°43'54"W
CHD=389.45'

POINT OF BEGINNING
SOUTHEAST CORNER OF
OSCEOLA CORPORATE CENTER REPIAT FOUR,
PLAT BOOK 17, PAGE 99

SURVEYOR'S NOTES
1) Bearings are based on the West line of the Northeast
1/4 of Section 4, Township 25 South, Range 29 East,
having a bearing of N 00°36'19" W.

2) See sheet 1 for Legal Description.

Tinklepaugh
SURVEYING SERVICES
250 Courtyard Street, Suite 2-A, Orlando, Florida 32804
Tel. No. (407) 362-0967 LICENSED BUILDER No. 6776
1/T15A81/dwg/T15A81.DWG

Exhibit A - 2

ORL 299221520v2 006118.020400