WARRANTY DEED
(Thacker 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 OSCOEA 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: Kären M. Roehlk

Print Name: Nereida Montalvo

DEERFIELD LAND CORPORATION, a Delaware corporation

By: _________________________________
Thomas M. Roehlk, Vice President and Secretary

Print Name: Kären M. Roehlk

Print Name: Nereida Montalvo

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 15th 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
Endorsed Through National Notary Assoc.

Print Name: Nereida Montalvo
My Commission Expires: Dec 26, 2019

ORL 299206437v3 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 WEST 1/4 CORNER OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 29 EAST,
OSCEOLA COUNTY, FLORIDA, PER THE AFORESAID PLAT OF OSCEOLA CORPORATE CENTER;
THENCE, NORTH 00°10'26" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID
SECTION 4, A DISTANCE OF 116.70 FEET; THENCE SOUTH 89°39'34" EAST, ALONG THE SOUTH
LINE OF TRACT 1, NORTH THACKER AVENUE, PER OSCEOLA CORPORATE CENTER — REPLAT
EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 111, OF THE
PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 53.00 FEET; THENCE
SOUTH 00°10'26" WEST, 53.00 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST LINE
OF THE NORTHWEST 1/4 OF SECTION 4; FOR A DISTANCE OF 116.72 FEET TO A POINT ON THE
SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH 00°02'15" EAST,
ALONG THE WEST LINE OF THE PLAT OSCEOLA CORPORATE CENTER — REPLAT TWENTY, AS
RECORDED IN PLAT BOOK 21, PAGE 135, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY,
FLORIDA; A DISTANCE OF 1192.00 FEET; THENCE, DEPARTING THE WEST LINE OF THE
AFORESAID PLAT, RUN NORTH 09°37'37" WEST, A DISTANCE OF 53.00 FEET TO A POINT ON
THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE NORTH 00°02'15" WEST,
ALONG SAID WEST LINE, A DISTANCE OF 1192.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 71,983 SQUARE FEET, OR 1.653 ACRES, MORE OR LESS.

TSS ORDER #T15-B63-8OD3

Prepared by:
Tinklepaugh Surveying Services
560 Courtland Street
Suite 2A
Orlando, Florida 32804
(407) 262-0687

This description and the accompanying sketch or sketches has been prepared in accordance with
the Standards set forth in Chapter 53-17, 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.

Roberta W. Monaco, P.S.M. # 5860
Date: July 20, 2015

OVL 299206437v3 006118.020400