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.

ORL 299221570v2 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:

Print Name: Karin M. Sheehan

Print Name: Nercida Montalvo

GRANTOR:

TUPPERWARE SERVICES, INC., a Delaware corporation

By: Thomas M. Roehlk, Vice President and Secretary

Print Name: Karin M. Sheehan

Print Name: Nercida Montalvo

DEERFIELD LAND CORPORATION, a Delaware corporation

By: Thomas M. Roehlk, Vice President and Secretary

Print Name: Karin M. Sheehan

Print Name: Nercida Montalvo

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)

NERCEIDA MONTALVO
Notary Public - State of Florida
Commission # FF 915568
My Comm. Expires Dec 26, 2019
Issued through National Notary Assn.

ORL 290221570v2 006118.020400

Print Name: Nercida Montalvo

My Commission Expires: 12/26/2019

NOTARY PUBLIC
EXHIBIT "A"

ADDITIONAL RIGHT OF WAY

LEGAL DESCRIPTION

ALL THE LANDS BEING DESCRIBED AS TRACT "A", OSCEOLA CORPORATE CENTER-
REPLAT SIXTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20,
PAGE 113, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINING 88,681 SQUARE FEET, OR 2.036 ACRES, MORE OR LESS.

TSS ORDER #T15-B63-SOD1

Prepared by:
Tinklepaugh Surveying Services
850 Courtland Street
Suite 2A
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 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. # 5980
Date: July 20, 2015

Exhibit A - 1

ORL 299221570v2 006118.020400