WARRANTY DEED
(Osceola Parkway)

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

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
Dedicated through National Notary Assn.

NEREIDA MONTALVO
NOTARY PUBLIC
Print Name: Nereida Montalvo
My Commission Expires: 12/26/2019
EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF WETLAND No.34 AND MITIGATION AREA No.4, AS DESCRIBED IN DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1760, PAGE 1888, 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 00°00'10" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 20.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST OSCEOLA PARKWAY AND THE POINT OF BEGINNING; THENCE NORTH 09°59'13" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 150.93 TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 151.22 FEET; THENCE WESTERLY ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°00'45", A DISTANCE OF 0.32 FEET; THENCE, DEPARTING THE AFORESAID NORTHERLY RIGHT OF WAY LINE, NORTH 03°11'41" EAST, A DISTANCE OF 249.09 FEET; THENCE SOUTH 88°26'52" EAST, A DISTANCE OF 132.16 FEET; THENCE NORTH 05°55'07" EAST, A DISTANCE OF 300.88 FEET; THENCE NORTH 09°33'03" EAST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 78°37'06" EAST, A DISTANCE OF 210.09 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 12°7'45" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE 535.49 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF EAST OSCEOLA PARKWAY; THENCE NORTH 89°41'03" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 122.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 130.680 SQUARE FEET, OR 3.00 ACRES, MORE OR LESS.

TSS Order # T15-B67-50D2
Prepared by:
Tinklepaugh Surveying Services
5125 Adamson Street
Suite 300
Orlando, Florida 32804
(407) 262-0927

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 5J-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.

[Signature]
ROBERT W. MONACO, P.S.M. # 5980
Date: JULY 27, 2015

Exhibit A - 1

ORL 299221553v2 006118.020400
SKETCH OF DESCRIPTION ATTACHMENT "A"
- NOT A SURVEY -

Lot 2

OSCEOLA CORPORATE CENTER - REPLAT SIXTEEN
FLAT BOOK 20, PAGE 113

Lot 1

Tract B

WETLAND No.34
N 03'31'41" E 249.09'
R=1517.42'
L=0.32'

SWEET OF CONSERVATION EASEMENT
(O.R.B. 1700, PG. 1888)
N 05'55'02" E 300.88'

S 88'26'52" E 132.16'

POINT OF BEGINNING

Abbreviations
O.R.B. = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PG = PAGE

Surveyor's Notes
1) Boundaries are based on the east line of the plat of Osceola Corporate Center - Replat Sixteen, Flat Book 20, page 113 of the Public Records of Osceola County, Florida, as seen north 12°27'53" east.
2) See sheet 1 for legal description.

Tinklepaugh Surveying Services
5125 Anderson Street, Suite 300, Orlando, Florida 32804
Tel 407 428-0307 Licensed Business No 3718
1/113867/dwg/113867.DWG

Exhibit A - 2

ORL 299221553v2 006118.020400