

GEO Number 036S17-09556-000

This instrument prepared by and return to  
Heidi Boyles, Esquire  
Greenspoon Marder, P.A.  
Capital Plaza I, Suite 500  
201 East Pine Street  
Orlando, FL 32801 407/425-6559

Inst: 201412000636 Date: 1/15/2014 Time: 10:50 AM

Doc Stamp-Deed: 4900.00



DC, P DeWitt Cason Columbia County Page 1 of 3 B 1268 P-747

### WARRANTY DEED

**THIS WARRANTY DEED**, made this 10th day of January, 2014, by **OUR AMERICA, INC.**, a Florida corporation, whose address is P.O. Box 1022, Dundee, FL 33838 (hereinafter referred to as "Grantor"), to **WESTGATE RESORTS, LTD.**, a Florida limited partnership, whose address is 5601 Windhover Drive, Orlando, FL 32819 (hereinafter referred to as "Grantee").

(Whenever 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 corporations)

### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situated in Polk County, State of Florida, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**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.

**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; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013; and easements, restrictions and reservations of record, if any, provided this reference shall not be deemed to reimpose same.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

**OUR AMERICA, INC., a Florida corporation**

Heidi Boyles  
Printed Name: Heidi Boyles

Pat Cohan  
Printed Name: Pat Cohan

By: Kermit R. Horne  
Name: Kermit R. Horne  
Its: President

STATE OF FLORIDA                    )  
  ) ss:  
COUNTY OF ORANGE                    )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January, 2014, by  
Kermit R. Horne as President of OUR AMERICA, INC., a  
Florida corporation, and who is personally known to me or produced  
drivers license as identification.

My Commission Expires: 4/5/15

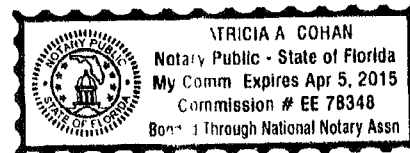
Patricia A. Cohan  
NOTARY PUBLIC

Patricia A. Cohan  
(Print Name)

EE 78348

(Serial Number)

(SEAL)



**EXHIBIT "A"**

DESCRIPTION:

TOWNSHIP 6 SOUTH - RANGE 17 EAST

SECTION 3: COMMENCE at the Southwest corner of the NE 1/4, Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run thence N 87°25'54" E along the South line of said NE 1/4, 1162.43 feet to the West Right-of-Way line of State Road No. 25; thence N 00°53'26" W along said West Right-of-Way line, 373.51 feet; thence N 06°24'06" W along said West Right-of-Way line, 102.50 feet to the POINT OF BEGINNING; thence North 86°18'58" West a distance of 40.48 feet; thence South 84°02'49" West a distance of 35.86 feet; thence South 76°29'31" West a distance of 120.78 feet; thence South 86°24'48" West a distance of 108.91 feet; thence South 87°17'19" West a distance of 376.35 feet; thence North 00°20'21" East a distance of 747.80 feet; thence North 89°56'48" East a distance of 237.93 feet to a point on the Southwesterly Right-of-Way line of State Road 93 (Interstate 75); thence South 47°51'00" East along said Southwesterly Right-of-Way line of State Road 93 (Interstate 75) a distance of 372.50 feet to the point of curve of a curve concave to the Southwest having a radius of 437.59 feet and a central angle of 44°13'17"; thence Southeasterly along the arc of said curve a distance of 337.74 feet to the end of said curve, said point being the end of Limited Access Right-of-Way of State Road 93 (Interstate 75) and the beginning of the Westerly Right-of-Way line of State Road 25 (U.S. Highway 41); thence South 06°19'43" East along said Westerly Right-of-Way line of State Road 25 (U.S. Highway 41) a distance of 87.63 feet; thence South 06°24'06" East still along said Westerly Right-of-Way line of State Road 25 (U.S. Highway 41) a distance of 60.69 feet to the POINT OF BEGINNING.

AND ALSO COMMENCE at the Southwest corner of the NE 1/4, Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run thence N 87°25'54" E along the South line of said NE 1/4, 1162.43 feet to the West Right-of-Way line of State Road No. 25; thence N 00°53'26" W along said West Right-of-Way line, 373.51 feet; thence N 06°24'06" W along said West Right-of-Way line, 163.19 feet; thence N 06°19'43" W still along said West Right-of-Way line, 87.63 feet to the beginning of the Limited Access Right-of-Way line of State Road 93 (I-75) and the point of curve of a curve concave to the West having a radius of 437.59 feet and a central angle of 44°13'17"; thence Northwesterly along the arc of said curve, being also the Southwesterly Right-of-Way line of State Road 93 (Interstate 75), a distance of 337.74 feet to the end of said curve; thence North 47°51'00" West along said Southwesterly Right-of-Way line of State Road 93 (Interstate 75), a distance of 372.50 feet to the POINT OF BEGINNING; thence South 89°56'48" West a distance of 14.99 feet; thence North 47°51'00" West along a line 10 feet Southwesterly of and parallel to the Southwesterly Right-of-Way line of State Road 93 (Interstate 75) a distance of 631.47 feet to a point on a curve concave to the Northeast having a radius of 3024.79 feet and a central angle of 02°20'37"; thence Northwesterly along the arc of said curve and still along said parallel line a distance of 123.73 feet to the end of said curve; thence S 59°18'37" W, 135.13; thence N 30°41'23" W, 10.00 feet; thence N 59°18'37" E, 141.79 feet to a point on the Southwesterly Right-of-Way line of State Road 93 (Interstate 75), said point also being a point on a curve concave to the Northeast having a radius of 3014.79 feet and a central angle of 02°28'59"; thence Southeasterly along the arc of said curve, being also said Southwesterly Right-of-Way line of State Road 93 (I-75), a distance of 130.66 feet to the end of said curve; thence S 47°51'00" E still along said Southwesterly Right-of-Way line of State Road 93 (Interstate 75) a distance of 643.26 feet to the POINT OF BEGINNING.

ALTOGETHER Containing 9.31 acres, more or less.