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Bk 03945 Pgs 1049 - 1053 (5pgs)  
DATE: 09/03/2010 11:03:24 AM  
NEIL KELLY, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 44.00  
DEED DOC 5,544.00

This instrument prepared by/Return to:

Clayton H. Blanchard, Jr., P.A.  
35 East Pinehurst Blvd.  
Eustis, Florida 32726



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## Warranty Deed

**This Indenture**, made effective the 1<sup>ST</sup> day of September 2010, by and between **UNITED PARTNERS GROUP, LTD.**, a Florida limited partnership, whose address is *129 Juniper Way, Tavares, Florida 32778*, hereinafter referred to as Grantor, to **FOURAGES, LLC**, a Florida limited liability company, whose address is *321 Juniper Way, Tavares, Florida 32778*, hereinafter referred to as Grantee.

### Witnesseth:

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever, the following described land, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.**

(For information only: Property Appraiser's Parcel Identification Numbers are 2519250004-000-02301, 3019260002-000-02700, 2519250150-000-00000 and 2519250181-00C-00000).

**Subject to easements, restrictions, and reservations of record, if any. However, this reference shall not serve to reimpose the same.**

**Subject to 2010 real property taxes and all subsequent years.**

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, and 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, 2009**.

Signed, sealed and delivered  
in the presence of:

Sign

*[Handwritten Signature]*

Print

NORMAN S. CUMMINS

Sign

*[Handwritten Signature]*

Print

CLAYTON H. BLANCHARD, JR

UNITED PARTNERS GROUP, LTD.,  
a Florida limited partnership

BY:

*[Handwritten Signature]*

Harold F. Holland, as President of  
Harold Holland Development, Inc.,  
a Florida corporation, its General  
Partner

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of September 2010, by  
Harold F. Holland, as President of Harold Holland Development, Inc., a Florida corporation, as General  
Partner of UNITED PARTNERS GROUP, LTD., a Florida limited partnership, [ ] who is/are personally  
known to me or [X] who has/have produced DRIVERS LICENSE as identification and did  
not take an oath.

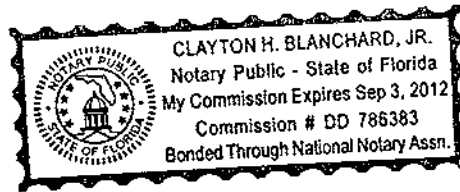
*[Handwritten Signature]*

NOTARY PUBLIC

Clayton H. Blanchard, Jr.

Type/Print Name

My Commission Expires:



## EXHIBIT "A"

### PARCEL "A":

That part of Section 25, Township 19 South, Range 25 East in Lake County, Florida and that part of Section 30, Township 19 South, Range 26 East in Lake County, Florida bounded and described as follows:

Commence at the Southeast corner of Section 25, Township 19 South, Range 25 East in Lake County, Florida, run North 89°39'31" West along the South line of the Southeast 1/4 of Section 25, a distance of 114.83 feet; thence North 72°19'40" West, 1122.08 feet; thence North 59°24'30" West, 184.70 feet; thence North 31°05'29" East, 40.91 feet to a point on the Northerly right-of-way line of Dead River Road and the Point of Beginning of this description; said Point of Beginning being at the most Southerly corner of Groves at Baytree Phase I, a subdivision recorded in Plat Book 43, Pages 11 and 12 in the Public Records of Lake County, Florida; thence run North 31°05'29" East along the Easterly line of Groves at Baytree Phase I and along the Easterly line of Groves at Baytree Phase II, a subdivision recorded in Plat Book 49, Pages 32 and 33, in the Public Records of Lake County, Florida, a distance of 1683.69 feet; thence North 07°21'36" West, along said Easterly line of Groves at Baytree Phase II, a distance of 739.37 feet to a point on the North line of the Southeast 1/4 of the aforementioned Section 25, Township 19 South, Range 25 East, Lake County, Florida, said point also being on the South line of Imperial Mobile Terrace 5<sup>th</sup> Addition, a subdivision recorded in Plat Book 23, Page 46, in the Public Records of Lake County, Florida; thence South 89°36'40" East along the North line of the Southeast 1/4 a distance of 570.13 feet to a point at the East 1/4 corner of Section 25, Township 19 South, Range 25 East, Lake County, Florida, said point also being at the West 1/4 corner of Section 30, Township 19 South, Range 26 East, Lake County, Florida; thence South 89°36'40" East along the North line of the Southwest 1/4 of Section 30, Township 19 South, Range 26 East, Lake County, Florida, said line also being on the South line of Imperial Mobile Terrace 5<sup>th</sup> Addition, a distance of 833.64 feet to a point at the Southeast corner of Imperial Mobile Terrace 5<sup>th</sup> Addition; thence North 0°30'00" East along the East line of Imperial Mobile Terrace 5<sup>th</sup> Addition, a distance of 411.36 feet to a point on the Southerly line of Baytree Phase III, a subdivision recorded in Plat Book 36, Pages 20, 21 and 22, in the Public Records of Lake County, Florida; thence North 89°05'52" East along the Southerly line of Baytree Phase III, a distance of 10.00 feet to a point on the Westerly right-of-way line of Baywater Road; thence South 0°30'00" West along the Westerly line of Baywater Road a distance of 53.55 feet to the beginning of a curve concaved Northerly and having a radius of 60.00 feet; thence Southeasterly, Easterly and Northeasterly along the arc of said curve and Southerly right-of-way line of Baywater Road through a central angle of 166°21'10", an arc length of 174.20 feet to the end of said curve and the beginning of a curve concaved Southeasterly and having a radius of 25.00 feet; thence Northeasterly and Easterly along the arc of said curve and said Southerly right-of-way line of Baywater Road through a central angle of 76°23'56", an arc length of 33.34 feet to the end of said curve; thence North 89°05'52" East along the Southerly right-of-way line of Baywater Road a distance of 17.71 feet; thence leaving said Southerly right-of-way line of Baywater Road, run South 09°51'04" East along the Westerly line of Baytree Phase III, a subdivision recorded in Plat Book 36, Pages 20, 21 and 22, in the Public Records of Lake County, Florida, a distance of 382.52 feet; thence South 45°00'00" West along the Westerly line of Baytree Phase III, a distance of 367.78 feet; thence North 45°00'00" West along the Westerly line of Baytree Phase III, a distance of 30.75 feet; thence North 89°36'40" West along the Northerly line of Baytree Phase III and along the Northerly line of Baytree Phase II, a subdivision recorded in Plat Book 33, Pages 52, 53 and 54, in the Public Records of Lake County, Florida, a distance of 896.40 feet; thence South 56°45'03" West along the Northerly line of Baytree Phase II, a distance of 253.56 feet; thence South 07°21'36" East along said Westerly line of Baytree Phase II, a distance of 396.36 feet; thence North 58°54'31" West along said Westerly line of Baytree Phase II, a distance of 5.30 feet; thence South 31°05'29" West along the Westerly line of Baytree Phase II and along the Westerly line of Baytree Phase I, a subdivision recorded in Plat Book 31, Pages 11, 12 and 13 in the Public Records of Lake County, Florida, a distance of 1068.96 feet; thence South 02°03'51" West along the Westerly line of Baytree Phase I, a distance of 153.95 feet; thence North 87°56'09" West along the Westerly line of Baytree Phase I, a distance of 28.80 feet; thence South 17°40'20" West along the Westerly line of Baytree Phase I, a distance of 74.96 feet; thence North 72°19'40" West 32.00 feet; thence South 17°40'20" West, 60.00 feet; thence South 72°19'40" East, 32.00 feet to a point on the Westerly line of Baytree Phase I; thence South 17°40'20" West along the West line of Baytree Phase I a distance of 98.00 feet; thence South 72°19'40" East along the Southerly line of Baytree Phase I, a distance of 299.00 feet; thence South 17°40'20" West along the Westerly line of Baytree Phase I, a distance of 15.00 feet;

thence South 72°19'40" East along the Southerly line of Baytree Phase I, a distance of 356.00 feet to a point on the Westerly right-of-way line of Baytree Boulevard; thence South 17°40'20" West along the Westerly line of Baytree Boulevard, 231.40 feet to the beginning of a curve concaved Northwesterly and having a radius of 25.00 feet; thence Southwesterly and Westerly along the arc of said curve and said Westerly right-of-way line of Baytree Boulevard through a central angle of 90°24'04", an arc length of 39.44 feet to the end of said curve, said point being on the Northerly right-of-way line of Dead River Road; thence North 71°55'36" West along said Northerly right-of-way line of Dead River Road a distance of 650.99 feet to the beginning of a curve concaved Northeasterly and having a radius of 1485.00 feet; thence Northwesterly along the arc of said curve and said Northerly right-of-way line of Dead River Road through a central angle of 13°01'06", an arc length of 337.41 feet to the end of said curve; thence North 58°54'30" West along said Northerly right-of-way line 10.43 feet to the Point of Beginning.

**PARCEL "B":**

That part of Section 25, Township 19 South, Range 25 East in Lake County, Florida and that part of Section 30, Township 19 South, Range 26 East in Lake County, Florida, bounded and described as follows: Commence at the Southwest corner of Section 30, Township 19 South, Range 26 East in Lake County, Florida, run South 89°39'31" East along the South line of the Southwest 1/4 of Section 30, a distance of 1026.72 feet; thence North 0°22'18" East, 36.61 feet to a point on the North right-of-way line of Dead River Road and the Point of Beginning of this description; from said Point of Beginning, run North 89°48'27" West along said North right-of-way line of Dead River Road a distance of 993.60 feet to the beginning of a curve concaved Northerly and having a radius of 951.60 feet; thence Northwesterly along the arc of said curve and said Northerly right-of-way line of Dead River Road through a central angle of 17°52'50", an arc length of 296.97 feet to the end of said curve; thence North 71°55'36" West along said Northerly right-of-way line of Dead River Road, 25.89 feet to a point on the Easterly right-of-way line of Baytree Boulevard, said point being at the beginning of a curve concaved Northeasterly and having a radius of 25.00 feet; thence Northwesterly and Northerly along the arc of said curve and said Easterly right-of-way line of Baytree Boulevard through a central angle of 89°35'56", an arc length of 39.09 feet to the end of said curve; thence North 17°40'20" East along said Easterly right-of-way line of Baytree Boulevard, 165.86 feet to a point on the Southerly line of Baytree Phase I, a subdivision recorded in Plat Book 31, Pages 11, 12 and 13 in the Public Records of Lake County, Florida; thence leaving said Easterly right-of-way line, run South 72°19'40" East along the Southerly line of Baytree Phase I, a distance of 125.00 feet to a point on the Easterly line of Baytree Phase I; thence North 17°40'20" East along the Easterly line of Baytree Phase I, a distance of 344.21 feet; thence North 04°29'54" East along the Easterly line of Baytree Phase I, a distance of 356.41 feet; thence North 10°23'24" East along the Easterly line of Baytree Phase I, a distance of 170.00 feet to a point on the Southerly line of Baytree Phase II, a subdivision recorded in Plat Book 33, Pages 52, 53 and 54, Public Records of Lake County, Florida; thence North 31°05'29" East along the Easterly line of Baytree Phase II, a distance of 703.72 feet; thence North 0°23'20" East along the Easterly line of Baytree Phase II, a distance of 385.65 feet; thence South 89°36'40" East along the Southerly line of Baytree Phase II, a distance of 45.00 feet; thence North 0°23'20" East along the Easterly line of Baytree Phase II, a distance of 20.00 feet to a point at the Southwest corner of Baytree Phase III, a subdivision recorded in Plat Book 36, Pages 20, 21, and 22, in the Public Records of Lake County, Florida; thence South 89°36'40" East along the Southerly line of Baytree Phase III, a distance of 499.89 feet; thence North 09°41'11" West along the Easterly line of Baytree Phase III, a distance of 137.79 feet to a point on the Easterly right-of-way line of Juniper Way, said point being on a curve concaved Northwesterly and having a radius of 175.00 feet and a radial bearing of South 31°02'12" East; thence Northeasterly along the arc of said curve and said Easterly right-of-way line of Juniper Way through a central angle of 13°57'48", an arc length of 42.65 feet to the end of said curve; thence North 45°00'00" East along said Easterly right-of-way line 351.49 feet to a point on the Easterly line of Baytree Phase III, a subdivision recorded in Plat Book 36, Pages 20, 21, and 22, in the Public Records of Lake County, Florida; thence South 49°18'56" East along the Easterly line of Baytree Phase III, a distance of 110.00 feet; thence North 40°41'04" East along said Easterly line of Baytree Phase III, a distance of 60.00 feet; thence North 49°18'56" West along the Easterly line of Baytree Phase III, a distance of 120.61 feet to a point on the Easterly right-of-way line of Juniper Way, said point being on a curve concaved Northwesterly and having a radius of 175.00 feet and a radial bearing of South 69°22'00" East; thence Northeasterly along the arc of said curve and said Easterly right-of-way line of Juniper Way through a central angle of 03°31'36", an arc length of 10.77 feet to a point on the Easterly line of Baytree Phase III; thence leaving said Easterly

right-of-way line of Juniper Way, run South 49°18'56" East along the Easterly line of Baytree Phase III, a distance of 105.00 feet; thence North 30°42'43" East along the Easterly line of Baytree Phase III, a distance of 111.15 feet; thence North 09°51'04" West along the Easterly line of Baytree Phase III, 275.00 feet; thence South 89°05'52" West along the Easterly line of Baytree Phase III, a distance of 121.48 feet to a point on the Easterly right-of-way line of Juniper Way; thence North 09°51'04" West along the Easterly right-of-way line of Juniper Way 10.12 feet to a point on the Southerly line of Baytree Phase III; thence North 89°05'52" East along the Southerly line of Baytree Phase III, a distance of 636.13 feet; thence North xxx West along the Easterly line of Baytree Phase III a distance of 72.04 feet; thence North 33°32'45" West along the Easterly line of Baytree Phase III, a distance of 103.93 feet to a point on the Easterly right-of-way line of Baywater Road, said point being on a curve concaved Westerly and having a radius of 60.00 feet and a radial bearing of South 69°13'52" East; thence Northerly and Northwesterly along the arc of said curve and said Easterly right-of-way line of Baywater Road through a central angle of 86°45'46", an arc length of 90.86 feet to a point on the Easterly line of Baytree Phase III, thence North 0°30'00" East along the Easterly line of Baytree Phase III, a distance of 104.36 feet to a point in a canal and a point hereby designated as Point "A"; return to the Point of Beginning and run North 0°22'18" East, 239.39 feet; thence South 89°39'31" East, 210.00 feet; thence North 0°22'18" East, 684.00 feet; thence North 89°38'06" West, 684.00 feet; thence North 0°22'18" East, 685.00 feet; thence South 89°38'06" East, 570.00 feet; thence North 0°22'18" East, 330.00 feet; thence South 89°38'06" East, 957.25 feet; thence North 0°22'18" East, 1194.43 feet to a point falling in a canal; thence North 82°46'18" West, 28.95 feet; thence North 78°45'53" West, 296.15 feet; thence North 70°13'26" West, 39.74 feet to intersect the aforementioned Point "A".

**PARCEL "C"**

Tract 1, Tract 2, Tract 3 and Tract 4 of Baytree Phase I, a subdivision according to the record plat thereof as recorded in Plat Book 31, Pages 11, 12 and 13, in the Public Records of Lake County, Florida.

**PARCEL "D"**

Tract C, Groves at Baytree Phase 1, according to the plat thereof recorded in Plat Book 43, Page 11, Public Records of Lake County, Florida. Less the South 50 feet thereof.

Tract C, Groves at Baytree Phase 2, according to the plat thereof recorded in Plat Book 49, Page 32, Public Records of Lake County, Florida.