

16.00
11,000.00

OR BK0908 PG2799

Documentary Tax Pd. \$ 11,000.00
Intangible Tax Pd. 0
MEL WILLS JR., CLERK OF COURT
OSCEOLA COUNTY BY JB

WARRANTY DEED

This Warranty Deed made this 4th day of October, 1990, between NATIONAL OIL & GAS, INC., an Indiana corporation, as the successor by merger with National Petroleum, Inc. and National Oil Corporation, (the "Grantor"), and KISSIMMEE UTILITY AUTHORITY, a body politic, (the "Grantee"), whose post office address is Post Office Box 423219, Kissimmee, Florida 34742:

WITNESSETH:

That the Grantor, for and in consideration of the sum of ten and 00/100 dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee the following parcel of land situated in Osceola County, Florida, as described on attached Exhibit "A".

Subject to:

- (1) Real estate taxes for the current year and subsequent years.
- (2) Zoning and other prohibitions, rules and regulations imposed by governmental authorities.
- (3) Utility easements, restrictions and reservations described on Exhibit "B"

The Grantor does hereby fully warrant title to the aforesaid parcel of land and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

William A. Zeiher
William A. Moser

NATIONAL OIL & GAS, INC.

By: William Moser
Its President

[Corporate Seal]

STATE OF INDIANA
COUNTY OF WELLS

Before me the undersigned authority personally appeared WILLIAM MOSER, President of NATIONAL OIL & GAS, INC., well known to me to be the person named in this instrument and he acknowledged that he executed this instrument for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 4 day of October, 1990.

William A. Zeiher
Notary Public

My Commission Expires: 4-18-92

Prepared by: William A. Zeiher, Esq.
William A. Zeiher, P.A.
2780 East Oakland Park Boulevard
Fort Lauderdale, Florida 33306

Exhibit "A"

Section 29 - The northwest quarter (NW 1/4) of the northwest quarter (NW 1/4) of the northwest quarter (NW 1/4); the east one half (E 1/2) of the northwest quarter (NW 1/4); the southwest quarter (SW 1/4) of the northwest quarter (NW 1/4); the east one half (E 1/2); and the southwest quarter (SW 1/4) all in Section 29, Township 25 South, Range 28 East.

Section 32 - The north one half (N 1/2), lying north of Atlantic Coastline Railroad right-of-way; and the west one half (W 1/2) of the southwest quarter (SW 1/4), lying north of the Atlantic Coast Line Railroad right-of-way, and all of the southeast quarter (SE 1/4), lying north of the Atlantic Coast Line right-of-way, all in Section 32, Township 25 South, Range 28 East.

The north one half (N 1/2) of the northeast one quarter (NE 1/4) of the southwest one quarter (SW 1/4), except the right-of-way of Atlantic Coast Line Railroad in Section 32, Township 25 South, Range 28 East, and less beginning at the southeast corner of north one half (N 1/2) of northeast one quarter (NE 1/4) of the southwest one quarter (SW 1/4) of said Section, run thence west 75.9 feet, thence north 19 10' west 39 feet to the southern boundary of Old State Road No. 2, thence north 63 14' east 96.3 feet, thence south 77.3 feet to the point of beginning, all lying and being in Osceola County, Florida and except right-of-way of Old State Road No. 2.

Exhibit "B"

1. Encroachments, overlaps and any other matters which would be disclosed by an accurate survey.
2. Easement Deed recorded in Official Records Book 925, Page 210, of the Public Records of Osceola County, Florida.
4. Reservations to Trustees of the Tufts College, a non-profit Massachusetts corporation, contained in Deed Book 107, Page 564, Public Records of Osceola County, Florida, except those released by Deed from the Trustees of Tufts College to National Petroleum, Inc. dated July 29, 1974, and filed in Official Records Book 320, Page 25, of the Public Records of Broward County, Florida.
5. Reservations of Compass Rose Corporation under instrument recorded November 13, 1967, Official Records Book 168, Page 223, (Affects all property in question in Section 29, except the Northwest quarter (NW 1/4) of the Northwest quarter [NW 1/4] of the Northwest quarter (NW 1/4)], except those released by instrument of conveyance from Compass Rose Corporation to National Oil & Gas, Inc., dated March 27, 1986 and recorded in Official Records Book 815, Page 2150, of Osceola County, Florida. The above described property is also subject to the conditions of the General Release and Covenants Not To Sue, dated July 7, 1986, recorded in Official Records Book 815, Page 2152, of the Public Records of Osceola County, Florida.
6. An undivided one-half interest of all gas petroleum and petroleum products in J.W. Cantrell reserved in Warranty Deed recorded March 27, 1958 in Deed Book 146, Page 262, Public Records of Osceola County, Florida. Affects the Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) of Section 29.
7. Reservations by the Trustees of the Internal Improvement Fund of the State of Florida as contained in that certain Deed No. 132 dated February 10, 1941, and filed April 10, 1941, in Deed Book 104, Page 132, Public Records of Osceola County, Florida. Affects the Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) in Section 29.
8. Easement to Florida Public Service Company as evidenced by said instrument dated October 25, 1928 and filed November 19, 1928 in Miscellaneous Book L, Page 620. Affects lands in the South one-half (S 1/2) of Section 32.
9. The warranties in this deed do not warrant access to the Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) of Section 29, Township 25 South, Range 28 East, nor title to the submerged land under the waters of Reedy Creek which meanders through the property described on Exhibit "A".

(tilnatcom.kis)

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR, CLK CIR CT
OSCEOLA COUNTY

BY JB D.C.

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