

This instrument was prepared by  
and is to be returned to:  
Mark A. Brionez  
Brionez + Brionez, P.A.  
P.O. Box 985  
Tavares, FL, 32778  
(Reserved for Recording Office)

---

**QUIT-CLAIM DEED AND RESERVATION OF EASEMENTS  
AGREEMENT**

This QUIT-CLAIM DEED AND RESERVATION OF EASEMENTS AGREEMENT is made this 8<sup>th</sup> day of July, 2022, by and between **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantor"), and **SUMTER COUNTY, FLORIDA**, a political subdivision of the State of Florida whose address is 7375 Powell Road, Wildwood, Florida 34785 ("Grantee"). (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to the real property situated in the County of Sumter, State of Florida, more particularly described as follows ("Property"):

See Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT to (i) all taxes, easements, reservations and other matters of record, reference to which shall not operate to reimpose same, and (ii) the easements reserved herein.

TO HAVE AND TO HOLD all of said right, title, interest, claim, and demand of Grantor in said land, and all improvements thereon, unto Grantee for its use and benefit forever.

PROVIDED, HOWEVER, that Grantor reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, a non-exclusive, perpetual easement over, under, on, upon, through and across the Property conveyed hereby, for purposes of the installation, construction, maintenance, repair, modification, relocation, replacement, operation, and use of all utility improvements, including water mains and lines, potable and fire suppression water transmission facilities, hydrants, valves, vaults, manholes, sewer lines, drainage pipelines, booster pumps, pump stations, tanks, telephone lines, electrical lines, cable television lines, fiber optic lines, data transmission lines, gas mains, and all other necessary and appurtenant equipment under, across and above ground and for the purpose of debris removal, as deemed reasonably necessary by Grantor (collectively, the "Utility Improvements").

IN WITNESS WHEREOF, the said Grantor has hereto caused this instrument to be executed the day and year first above written.

WITNESSES:

GRANTOR:

VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1  
a local unit of special-purpose government  
established pursuant to Chapter 190, Florida  
Statutes

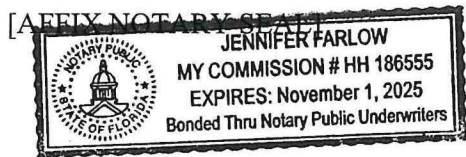
Candice Harris  
Print Name: Candice Harris

By: Kathy Porter  
Name: Kathy Porter  
Title: Chair

Bethany Wilson  
Print Name: Bethany Wilson

STATE OF Florida )  
COUNTY OF Sumter ) SS

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of July, 2022, by Kathy Porter as Chair of VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, a special-purpose of local government created and existing pursuant to Chapter 190, Florida Statutes, on behalf thereof, who is  personally known to me, or  produced \_\_\_\_\_ as identification.



Jennifer Farlow  
Notary Public Signature  
Print Notary Name: Jennifer Farlow  
My commission expires: 11/1/25

**Exhibit A**  
**Legal Description of Property**

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 1 as recorded in Plat Book 4, Pages 97 through 97C of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 2 as recorded in Plat Book 4, Pages 100 through 100G of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 3 as recorded in Plat Book 4, Pages 103 through 103A of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 4 as recorded in Plat Book 4, Pages 104 through 104D of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 5 as recorded in Plat Book 4, Pages 107 through 107B of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 6 as recorded in Plat Book 4, Page 109 of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 7 as recorded in Plat Book 4, Pages 113 through 113E of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 8 as recorded in Plat Book 4, Pages 129 through 129A of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 9 as recorded in Plat Book 4, Pages 117 through 117D of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 10 as recorded in Plat Book 4, Pages 118 through 118D of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 11 as recorded in Plat Book 4, Pages 119 through 119D of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 12 as recorded in Plat Book 4, Pages 124 through 124A of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 13 as recorded in Plat Book 4, Pages 125 through 125C of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 14 as recorded in Plat Book 4, Pages 130 through 130D of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 15 as recorded in Plat Book 4, Pages 128 through 128B of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 16 as recorded in Plat Book 5, Pages 2 through 2A of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 17 as recorded in Plat Book 4, Pages 131 through 131C of the Public Records of Sumter County, Florida.