

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 8th day of July, 2022, by and between **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3**, 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. 3
a local unit of special-purpose government
established pursuant to Chapter 190, Florida
Statutes

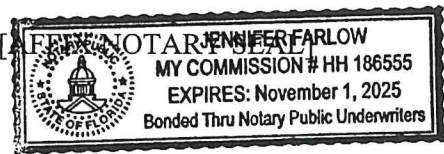
Margaret Evans
Print Name: Margaret Evans

By: William Ray
Name: William Ray
Title: Chairman

Candice Harris
Print Name: Candice Harris

STATE OF Florida)
COUNTY OF Sumter) SS

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization, this 30 day of July, 2022, by William Ray as Chairman of VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3, 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: 11/1/2025

Exhibit A

Legal Description of Property

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 33 as recorded in Plat Book 5, Pages 25 through 25D of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 34 as recorded in Plat Book 5, Pages 26 through 26C of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 35 as recorded in Plat Book 5, Pages 27 through 27B of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 36 as recorded in Plat Book 5, Pages 28 through 28D of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 37 as recorded in Plat Book 5, Pages 37 through 37D of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 38 as recorded in Plat Book 5, Pages 42 through 42B of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 39 as recorded in Plat Book 5, Page 44 through 44C of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 40 as recorded in Plat Book 5, Pages 41 through 41A of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 41 as recorded in Plat Book 5, Pages 38 through 38B of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 42 as recorded in Plat Book 5, Pages 34 through 34B of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 43 as recorded in Plat Book 5, Pages 36 through 36A of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 67 as recorded in Plat Book 5, Pages 49 through 49C of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 68 as recorded in Plat Book 5, Pages 50 through 50A of the Public Records of Sumter County, Florida.

All roadways as shown on the plat of THE VILLAGES OF SUMTER UNIT NO. 69 as recorded in Plat Book 5, Pages 51 through 51A of the Public Records of Sumter County, Florida.