

PREPARED BY/RETURN TO:

Celeste T. Hankins, Esq.
3619 Kiessel Road
The Villages. FL 32163

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed this _____ day of _____, 2023, by **Sumter County**, a political subdivision of the State of Florida, whose post office address is 7375 Powell Road, Wildwood, FL 34785 (“Grantor”), to **The Villages Development Company, LLC**, a Florida limited liability company, whose post office address is 3619 Kiessel Road, The Villages, FL 32163 (“Grantee”).

(Wherever used herein, the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, described as follows:

See *Exhibit “A”* attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee forever.

Grantor hereby releases and quitclaims to Grantee any statutory reservations for phosphate, minerals, metals, and petroleum.

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

ATTEST:

GRANTOR:

**Sumter County, a political subdivision of
the State of Florida**

Gloria Hayward, Clerk of Circuit Court

By: _____
Craig A. Estep, Chairman of the
Board of County Commissioners

(Official Seal)

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____, 2020, by Craig A. Estep, as Chairman of the Board of County Commissioners of Sumter County, a political subdivision of the State of Florida, for the purposes expressed herein, who is personally known to me.

[SEAL]

NOTARY PUBLIC – STATE OF FLORIDA

Print Name: _____

Commission Number: _____

Commission Expires: _____

Exhibit "A"

A PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100.00 FOOT RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE RUN SOUTH 89°43'47" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 455.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A 2003.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 34°47'19" WEST AND A CHORD LENGTH OF 61.08 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°44'50", AN ARC DISTANCE OF 61.08 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN SOUTH 89°43'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 924.79 FEET, TO A POINT ON A 230.26 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°11'55" WEST AND A CHORD LENGTH OF 150.81 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°13'57", AN ARC DISTANCE OF 153.65 FEET TO A POINT ON A 2700.75 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 46°42'31" WEST AND A CHORD LENGTH OF 1.33 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°01'42", AN ARC DISTANCE OF 1.33 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID COUNTY ROAD NO. 470; THENCE RUN NORTH 89°43'47" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 737.60 FEET TO A POINT ON A 2003.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 36°33'20" WEST AND A CHORD LENGTH OF 62.46 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'13", AN ARC DISTANCE OF 62.47 FEET TO THE POINT OF BEGINNING.

AND

CR 470 VACATION EAST:

A PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100.00 FOOT RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING WITHIN SECTIONS 11, 12, 13 AND 14, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 10, TOWNSHIP 20 SOUTH,

RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 89°43'47" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1306.06 FEET TO A POINT ON A 230.26 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°58'11" EAST AND A CHORD LENGTH OF 63.19 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°46'28", AN ARC DISTANCE OF 63.39 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) RUN SOUTH 89°43'47" EAST, A DISTANCE OF 1327.55 FEET; 2) THENCE RUN SOUTH 89°27'00" EAST, A DISTANCE OF 3000.40 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE SOUTH 89°27'00" EAST, A DISTANCE OF 2370.63 FEET; 4) THENCE RUN SOUTH 88°54'07" EAST, A DISTANCE OF 3248.29 FEET TO A POINT ON A 873.51 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°44'13" WEST AND A CHORD LENGTH OF 44.97 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°57'01", AN ARC DISTANCE OF 44.98 FEET TO A POINT ON A 194.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°34'30" WEST AND A CHORD LENGTH OF 58.56 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°21'38", AN ARC DISTANCE OF 58.78 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) RUN NORTH 88°54'07" WEST, A DISTANCE OF 3221.79 FEET; 2) THENCE RUN NORTH 89°27'00" WEST, A DISTANCE OF 2363.60 FEET TO A POINT ON A 1895.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 3°11'51" WEST AND A CHORD LENGTH OF 100.21 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'49", AN ARC DISTANCE OF 100.23 FEET TO THE POINT OF BEGINNING.

AND

CR 470 VACATION WEST:

A PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100.00 FOOT RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING WITHIN SECTIONS 10, 11, 14 AND 15, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE RUN SOUTH 89°43'47" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1306.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A 230.26 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°58'11" EAST AND A CHORD LENGTH

OF 63.19 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}46'28''$, AN ARC DISTANCE OF 63.39 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH $89^{\circ}43'47''$ EAST, A DISTANCE OF 1327.55 FEET; 2) THENCE RUN SOUTH $89^{\circ}27'00''$ EAST, A DISTANCE OF 3000.40 FEET TO A POINT ON A 1895.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH $3^{\circ}11'51''$ EAST AND A CHORD LENGTH OF 100.21 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $03^{\circ}01'49''$, AN ARC DISTANCE OF 100.23 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH $89^{\circ}27'00''$ WEST, A DISTANCE OF 3006.54 FEET; 2) THENCE RUN NORTH $89^{\circ}43'47''$ WEST, A DISTANCE OF 1442.14 FEET TO A POINT ON A 2700.75 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH $46^{\circ}42'31''$ EAST AND A CHORD LENGTH OF 1.33 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}01'42''$, AN ARC DISTANCE OF 1.33 FEET TO A POINT ON A 230.26 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH $57^{\circ}05'10''$ EAST AND A CHORD LENGTH OF 89.68 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $22^{\circ}27'28''$, AN ARC DISTANCE OF 90.25 FEET TO THE POINT OF BEGINNING.