

Original Document(s) Have Been Filed



Documentary Stamps _____
Recording Fees _____
TOTAL _____

Rcpt 1519673 Rec 35 50
DS 0 00 IT 0 00
05/10/13 L Serio Dpty Clerk

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RETURN TO Board Records/Dade City

PAULA S O NEIL Ph D PASCO CLERK & COMPTROLLER
05/10/13 01 49pm 1 of 4
OR BK 8871 PG 783

This instrument prepared by
G Matthew Brockway Esquire
Icard Merrill Cullis Timm
Furen & Ginsburg P A
2033 Main Street Suite 600
Sarasota Florida 34237

Property Appraiser s Parcel ID No A portion of 19 26 20 0000 00100 0000

SPECIAL WARRANTY DEED

GRANTOR FLYCATCHER ENTERPRISES, LLC a Florida limited liability company

Grantor's Post Office Address 201 N Franklin Street Suite 2000, Tampa, Florida 33602

GRANTEE PASCO COUNTY, Political Subdivision of the State of Florida

Grantee's Post Office Address 37918 Meridian Avenue Dade City, Florida 33525

Grantor, for good and valuable consideration by Grantee to Grantor, the receipt of which is hereby acknowledged hereby gives grants, bargains, conveys, and sells to Grantee, and Grantee s successors and assigns forever, the property described in Exhibit A' attached hereto (the "Property")

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

SUBJECT TO the following restrictions

The Property is restricted to use as a public Sports Park Complex, and/or for active or passive public park and public recreation purposes

Any use of the Property including but not limited to, its use for a Sports Park Complex, shall be in conformance with its primary principal public use for active or passive public park and public recreation purposes and all secondary uses, including but not limited to, related facilities and infrastructure for a Sports Park Complex shall be clearly incidental and accessory to such primary principal public uses

FURTHER SUBJECT TO those permitted exceptions set forth in Exhibit "B" attached hereto (the ' Permitted Exceptions)

And the Grantor does hereby covenant with and warrant to the Grantee that Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to sell and convey the

Property, and except as above noted at the time of the delivery of this deed the Property is free from all encumbrances whatsoever save for and excepting the Permitted Exceptions, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by through or under Grantor but against no others

Signed, sealed and delivered
in the presence of

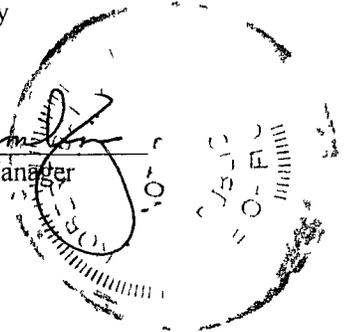
FLYCATCHER ENTERPRISES, LLC,
a Florida limited liability company

Grace A. Cushing
Print Name Grace A. Cushing

By J Michael Gramling
J Michael Gramling, Manager

Robert Baltzer
Print Name Robert Baltzer

Dated May 7, 2013



STATE OF FLORIDA
COUNTY OF Volusia County

The foregoing instrument was acknowledged before me this 7 day of May, 2013 by J Michael Gramling, as Manager of FLYCATCHER ENTERPRISES, LLC, a limited liability company organized under the laws of the State of Florida, on behalf of the company He is [] personally known to me or [] produced a Florida driver's license as identification

Robert Baltzer
NOTARY PUBLIC STATE OF FLORIDA
Printed Name Robert Baltzer
My commission expires 12/03/2013

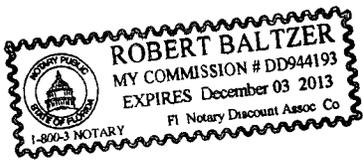


EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

A PARCEL OF LAND LOCATED WITHIN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 20 EAST PASCO COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 19 SOUTH 89°53'34" EAST, A DISTANCE OF 1 797 70 FEET TO THE EASTERLY BOUNDARY OF THE SIERRA BBD PROPERTY, LLC 'PARCEL A' AS DESCRIBED IN OFFICIAL RECORDS BOOK 8242, PAGE 613 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA THE SAME BEING THE WESTERLY BOUNDARY OF THE FLYCATCHER ENTERPRISES LLC "PARCEL S3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 8407, PAGE 247 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC PARCEL AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES LLC PARCEL S3 NORTH 12°09'05" EAST A DISTANCE OF 395 61 FEET FOR A **POINT OF BEGINNING**, THENCE CONTINUE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC PARCEL AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC PARCEL S3 THE FOLLOWING TWO (2) COURSES AND DISTANCES 1) NORTH 12°09'05" EAST 528 09 FEET, 2) NORTH 25°15'11" WEST, 354 10 FEET THENCE NORTH 90°00'00" EAST, A DISTANCE OF 2 564 74 FEET THENCE SOUTH 13°11'14" WEST, A DISTANCE OF 87 62 FEET TO A POINT ON A CURVE TO THE LEFT THENCE SOUTHERLY 351 00 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1 525 00 FEET, A CENTRAL ANGLE OF 13°11'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°35'37" WEST 350 22 FEET, THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 168 35 FEET TO A POINT ON A CURVE TO THE RIGHT THENCE SOUTHWESTERLY 95 35 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 95 00 FEET A CENTRAL ANGLE OF 57°30'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°45'17" WEST 91 40 FEET THENCE SOUTH 00°00'00" EAST A DISTANCE OF 147 78 FEET TO THE POINT ON A NON TANGENT CURVE TO THE RIGHT THENCE SOUTHEASTERLY 12 47 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 145 00 FEET A CENTRAL ANGLE OF 04°55'46" AND A CHORD BEARING AND DISTANCE OF SOUTH 55°37'39" EAST 12 47 FEET THENCE NORTH 90°00'00" WEST A DISTANCE OF 2,430 95 FEET TO THE **POINT OF BEGINNING**

THE ABOVE DESCRIBED PARCEL CONTAINS 46 435 ACRES MORE OR LESS

EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1 The overhead power line on the eastern portion of the Property shown on The Fields of Wiregrass Sports Park Boundary Survey of the Property prepared by Pasco County Engineering Services Department having a Revised Date of April 29 2013 and a Drawn Date of April 12 2013
- 2 General or special taxes and assessments required to be paid in the year 2013 and subsequent years
- 3 Notice of Adoption of an Amendment to the Development Order for the Wiregrass Ranch Development of Regional Impact dated October 8 2007 and recorded in Official Records Book 7658, Page 1176 of the Public Records of Pasco County, Florida, and as corrected and re-recorded in Official Records Book 8025, Page 1470 of the Public Records of Pasco County, Florida
- 4 Notice of Adoption of the Development Order for the Wiregrass Ranch Development of Regional Impact No 260 dated September 7, 2010 and recorded in Official Records Book 8611 Page 2120 of the Public Records of Pasco County, Florida
- 5 Notice of Adoption of the Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No 260 dated September 21, 2010 and recorded in Official Records Book 8611 Page 2119 of the Public Records of Pasco County Florida
- 6 That certain Notice of Adoption of The Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No 260 dated October 23, 2012 and recorded in Official Records Book 8844, Page 3989 of the Public Records of Pasco County Florida
- 7 That certain Notice of Adoption of The Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No 260 dated February 5, 2013 and recorded in Official Records Book 8844, Page 3988 of the Public Records of Pasco County Florida
- 8 Southwest Florida Water Management district as established by Certificate of Establishing Water Basin Boundaries of the Southwest Florida Management District recorded in Official Records Book 190, Page 79, of the Public Records of Pasco County, Florida
- 9 Notice of Establishment of the Wiregrass Community Development District as recorded in Official Records Book 8200, page 1949, of the Public Records of Pasco County, Florida



R

Return to: Board Records/Dade City

COPY

Rcpt: 1519680 Rec: 18.50
DS: 23800.00 IT: 0.00
05/10/13 L. Serio, Dpty Clerk

This instrument prepared by:
Real Estate Department
Development Services Branch
7530 Little Road, Suite 230
New Port Richey, FL 34654

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
05/10/13 01:59pm 1 of 2
OR BK 8871 PG 826

Property Appraiser's Parcel ID (Folio)
Number: 17-26-20-0000-00100-0030

Closed on value of
\$ 3.4 million

COUNTY DEED
PASCO COUNTY, FLORIDA

THIS DEED, made this 18 day of December, 2012, by PASCO COUNTY, FLORIDA ("Grantor"), a political subdivision of the State of Florida, having a mailing address of 37918 Meridian Avenue, Dade City, Florida 33525, and FLYCATCHER ENTERPRISES, LLC ("Grantee"), having a mailing address of 9927 Preakness Stakes Way, Dade City, Florida 33525.

WITNESSETH: That the said Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all the right, title, interest, claim, and demand that the said Grantor has in and to the following described lot, piece, or parcel of land, situated, lying, and being in the County of Pasco, State of Florida, as more particularly identified and described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board of County Commissioners and year aforesaid.



BY: Paula S. O'Neil
PAULA S. O'NEIL, Ph.D.,
Clerk and Comptroller

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Theodore J. Schrader
THEODORE J. SCHRADER,
Chairman
APPROVED
IN SESSION

DEC 18 2012

PASCO COUNTY
BCC

REV C.15

COPY

OR BK 8871 PG 827
2 of 2

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY (THE "TENNIS CENTER PARCEL")

ALL THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE COMMON CORNER BETWEEN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S00°17'04"W., ALONG THE LINE BETWEEN SAID SECTIONS 17 AND 18, A DISTANCE OF 1,322.31 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/4 OF SAID SECTION 17 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 17, N89°54'52"E., A DISTANCE OF 1,496.41 FEET; THENCE LEAVING SAID LINE S.27°24'42"E., A DISTANCE OF 19.26 FEET; THENCE S.27°24'42"E., A DISTANCE OF 30.32 FEET; THENCE S.81°20'00"E., A DISTANCE OF 73.87 FEET; THENCE S.11°10'34"W., A DISTANCE OF 16.14 FEET; THENCE S.84°40'35"W., A DISTANCE OF 60.61 FEET; THENCE S.25°30'52"E., A DISTANCE OF 22.26 FEET; THENCE S.18°00'53"E., A DISTANCE OF 45.22 FEET; THENCE S.27°45'10"W., A DISTANCE OF 52.04 FEET; THENCE N.76°54'12"W., A DISTANCE OF 43.86 FEET; THENCE S.81°19'08"W., A DISTANCE OF 29.73 FEET; THENCE S.41°18'54"W., A DISTANCE OF 43.25 FEET; THENCE S.66°14'45"W., A DISTANCE OF 33.96 FEET; THENCE S.70°30'07"W., A DISTANCE OF 30.27 FEET; THENCE S.24°21'42"W., A DISTANCE OF 40.47 FEET; THENCE S.49°32'44"W., A DISTANCE OF 37.70 FEET; THENCE S.88°45'05"W., A DISTANCE OF 27.00 FEET; THENCE S.07°56'04"E., A DISTANCE OF 51.58 FEET; THENCE S.46°01'59"W., A DISTANCE OF 51.53 FEET; THENCE S.26°14'40"W., A DISTANCE OF 55.86 FEET; THENCE S.28°06'22"E., A DISTANCE OF 18.09 FEET; THENCE N.70°44'48"E., A DISTANCE OF 50.36 FEET; THENCE N.66°03'28"E., A DISTANCE OF 43.33 FEET; THENCE S.84°10'42"E., A DISTANCE OF 46.39 FEET; THENCE S.61°50'08"E., A DISTANCE OF 36.84 FEET; THENCE S.66°07'39"E., A DISTANCE OF 43.71 FEET; THENCE S.67°22'47"E., A DISTANCE OF 56.94 FEET; THENCE N.53°29'29"E., A DISTANCE OF 3.88 FEET; THENCE S.42°01'17"E., A DISTANCE OF 74.66 FEET; THENCE S.35°23'51"E., A DISTANCE OF 35.73 FEET; THENCE S.28°14'49"E., A DISTANCE OF 48.81 FEET; THENCE S.00°16'25"E., A DISTANCE OF 34.10 FEET; THENCE S.15°01'14"E., A DISTANCE OF 37.26 FEET; THENCE S.10°07'36"W., A DISTANCE OF 47.77 FEET; THENCE S.58°17'36"W., A DISTANCE OF 18.29 FEET; THENCE S.01°21'00"E., A DISTANCE OF 34.15 FEET; THENCE S.89°54'52"W., A DISTANCE OF 1,235.69 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD (A PROPOSED 140' R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, N32°00'57"W., A DISTANCE OF 901.62 FEET; THENCE LEAVING SAID LINE N89°54'52"E., A DISTANCE OF 122.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.00 ACRES MORE OR LESS