S/H

2013083371

Documentary Stamps: $0.00
Recording Fees: _____
TOTAL: _____

Rcpt:1519673 Rec: 44.00
DS: 0.00 IT: 0.00
05/10/13 L. Serio, Dpty Clerk

RETURN TO: Board Records/Dade City

PAULA S.O'NEIL,Ph.D.PASCO CLERK & COMPTROLLER
05/10/13 01:49pm 1 of 5
OR BK 8871 PG 787

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 Nos.: Portions of 30-26-20-0000-00100-S30 and 19-26-20-0000-00100-0000

THIS CONVEYANCE REPRESENTS A CHARITABLE CONTRIBUTION TO A TAX-EXEMPT POLITICAL SUBDIVISION OF THE STATE OF FLORIDA FOR WHICH NO DOCUMENTARY STAMP TAXES ARE DUE.

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 and sufficiency 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:

Print Name: Grace A. Cushing

Print Name: Robert Baltzer

FLYCATCHER ENTERPRISES, LLC,
a Florida limited liability company

By: _____
J. Michael Gramling, Manager

Dated: May 7, 2013.

STATE OF FLORIDA
COUNTY OF Pasco 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 [X] personally known to me, or [ ] produced a Florida driver's license as identification.

ROBERT BALTZER
MY COMMISSION # DD944193
EXPIRES: December 03, 2013
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

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 SECTIONS 19 AND 30, 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, FOR A **POINT OF BEGINNING**; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A" AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3", NORTH 12°09'05" EAST, A DISTANCE OF 395.61 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 2,430.95 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 84.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 33°27'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°26'11" EAST 83.46 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 262.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 442.00 FEET, A CENTRAL ANGLE OF 34°00'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°43'00" EAST 258.56 FEET; THENCE SOUTH 53°43'25" EAST, A DISTANCE OF 139.99 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 485.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 333.00 FEET, A CENTRAL ANGLE OF 83°36'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°55'16" EAST 443.93 FEET; THENCE SOUTH 29°52'54" WEST, A DISTANCE OF 44.99 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 118.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 246.50 FEET, A CENTRAL ANGLE OF 27°28'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°37'17" WEST 117.09 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 29.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 344.00 FEET, A CENTRAL ANGLE OF 04°57'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°50'23" WEST 29.76 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 809.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.00 FEET, A CENTRAL ANGLE OF 104°38'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°59'55" WEST 701.21 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 335.56 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3", HAVING A RADIUS OF 969.00 FEET, A CENTRAL ANGLE OF 19°50'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 32°24'02" EAST 333.89 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 39°57'54" WEST, 62.47 FEET; 2) NORTH 62°29'00" WEST, 541.78 FEET; THENCE NORTH 48°04'52" WEST, A DISTANCE OF 195.54 FEET; THENCE SOUTH 78°33'46" WEST, A DISTANCE OF 135.87 FEET; THENCE NORTH 81°54'02" WEST, A DISTANCE OF 146.99 FEET; THENCE NORTH 47°55'49" WEST, A DISTANCE OF 288.70 FEET; THENCE SOUTH 86°22'06" WEST, A DISTANCE OF 592.44 FEET; THENCE NORTH 28°23'38" WEST, A DISTANCE OF 81.07 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 990.24 FEET TO THE WESTERLY BOUNDARY OF SAID FLYCATCHER

ENTERPRISES, LLC "PARCEL S3" AND THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A"; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A" AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 04°41'16" WEST, 942.03 FEET; 2) NORTH 12°09'05" EAST, 23.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 91.749 ACRES, MORE OR LESS.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. The overhead power line outside and south of the existing easement in favor of Florida Power Corporation on the Property, which easement is recorded in Official Records Book 169, Page 120, of the Public Records of Pasco County, Florida, as shown and depicted 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 dated 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.

10. Easement in favor of Florida Power Corporation recorded in Official Records Book 169, Page 120, of the Public Records of Pasco County, Florida.