

This document prepared by:

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Assistant City Attorney,
City of Orlando
Orlando City Hall
400 S. Orange Ave.
Orlando, FL 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ day of _____, 2016, by and between The Tree of Life Ministries of Orlando, Inc., a Florida nonprofit corporation, whose address is 10 S. Hiawassee Road, Orlando, FL 32835 ("Grantor"), and the City of Orlando, Florida, a Florida municipal corporation, whose address is 400 South Orange Ave, Orlando, FL 32801("Grantee").

W I T N E S S E T H

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the real property in Orange County, Florida, described as follows:

(See **Exhibit "A"** attached for a list of the properties conveyed by this instrument)

TOGETHER with all and singular tenements, hereditaments, immunities and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.

As authorized by corporate resolutions, a true copy of which is attached hereto as **Exhibit "B"**, Grantor hereby covenants with Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey the land; that it fully warrants the title to the land and will defend the same against the lawful claims of all persons and parties claiming by, through or under Grantor, but against none other.

This conveyance is subject to: 1) covenants, conditions and restrictions of record, which encumbered the real property on the date it acquired title thereto, but none thereafter; 2) zoning and other prohibitions and regulations imposed by governmental authorities; 3) any and all Grantee code enforcement liens; 4) real estate taxes owed on the real property; 4) all mortgages in favor of Grantee, which shall not be merged in title by this conveyance; and 5) all declarations of restrictive covenants in favor of Grantee, which shall not be merged in title by this conveyance.

This conveyance does not constitute a conveyance or disposal of all or substantially all of Grantor's property within the meaning of Section 617.1202, Florida Statutes 2015.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

The Tree of Life Ministries of Orlando, Inc. a Florida nonprofit corporation

(Affix Corporate Seal)

By: _____
Esther L. Washington,
As its President

Attest:

Print name: _____
As its Secretary

Signed, sealed and delivered in the presence of:

Print name: _____

Print name: _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Esther L. Washington and _____, as President and Secretary respectively of The Tree of Life Ministries of Orlando, a Florida nonprofit corporation, on behalf of the corporation, who () are personally known to me or () have produced _____ as identification.

(Notary Seal)

Notary Public State of Florida At Large

My Commission Expires: _____
Commission number: _____

Exhibit "A"
Legal Description of Tree of Life NSP Properties

Prop. #	Address	Legal Description
1	5515 Andora Street	<p>LOT 23, BLOCK J, REPLAT MONTEREY SUBDIVISION UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE(S) 55, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</p> <p>Parcel I.D. : 33-22-30-5700-10-230</p>
2	5192 Andrea Blvd.	<p>LOT(S) 9, BLOCK D, DOVER MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 18 AND 19, OF THE PUBLIC OF ORANGE COUNTY, FLORIDA.</p> <p>A/K/A 5192 ANDREA BOULEVARD, ORLANDO, FL 32807</p> <p>Parcel I.D. : 33-22-30-2160-04-090</p>
3	4703 Carmel Street	<p>LOT 3, BLOCK D, SIGNAL HILL UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 99, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</p> <p>Parcel I.D. : 08-22-29-8030-04-030</p>
4	4708 Carmel Street	<p>LOT 14, BLOCK B, SIGNAL HILL UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 99, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</p> <p>Parcel I.D. : 08-22-29-8030-02-140</p>
5	4815 Cherokee Rose Dr.	<p>LOT 23, BLOCK D, SIGNAL HILL UNIT FIVE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 70 AND 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</p> <p>Parcel I.D. : 06-22-29-8038-04-230</p>

Prop. #	Address	Legal Description
6	4277 Clarinda Street	LOT 12, BLOCK C, IVEY LANE ESTATES, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 79, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Parcel I.D. : 29-22-29-3931-03-120
7	4350 Clarinda Street	LOT 4, BLOCK D, IVEY LANE ESTATES-SECOND ADDITION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 79, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Parcel I.D. : 29-22-29-3931-04-040
8	5925 Danube Way	LOT 6, BLOCK 3, ENGLEWOOD PARK UNIT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE 136, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Parcel I.D. : 34-22-30-2496-03-060
9	6329 Lyons Street	LOT 12, BLOCK 8, ENGLEWOOD PARK, UNIT NO. 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK V, PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Parcel I.D. : 34-22-30-2500-08-120
10	5108 Nadine Street	LOT 37, BLOCK B, DOVER MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Parcel I.D. : 33-22-30-2160-02-370
11	4863 Nantucket Lane	LOT 11, BLOCK F, SIGNAL HILL UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 136, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Parcel I.D. : 07-22-29-8032-06-110

EXHIBIT B
(Corporate Resolutions)