

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7238

COUNTY DEED

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2024, by **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as “GRANTOR,” and **LAKE SYLVAN OAKS HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is 2214 Lake Sylvan Oaks Court, Sanford, FL 32771, in this instrument referred to as “GRANTEE.”

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by GRANTEE, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, releases, conveys, and confirms unto GRANTEE and GRANTEE’s heirs and assigns forever, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

TRACT "C", OF LAKE SYLVAN OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALL LYING IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST (the “Property”).

Property Tax I.D. No.: 36-19-29-517-0C00-0000

GRANTOR, in accordance with Section 270.11, Florida Statutes (2023), releases GRANTOR’s interest in, and title in and to all the phosphate, minerals, and metals that are or may be in, on or under the Property with the privilege to mine and develop the Property, GRANTEE having petitioned for this release. The reasons justifying such release is that the Property is too small to have practical value for mining, it is unknown whether any valuable minerals exist on the Property, the Property is not in a location conducive to mining operations of any kind, and without full mineral rights, GRANTEE would have great difficulty obtaining financing for the Property.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in GRANTOR's name by its Board of County Commissioners acting by the Chairman or Vice Chairman of this Board, on the date stated above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By:_____
JAY ZEMBOWER, Chairman

Date:_____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
2024, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney



DGS/sfa

01/17/2024

T:\Users\Legal Secretary CSB\Environmental Services\2023\Lake Sylvan Oaks Lift Station\County Deed 01.17.2024.docx