Prepared by and return to: Catherine D. Reischmann, Esq. 111 N. Orange Ave., Ste. 2000 Orlando, FL 32801

Parcel Id's: 20-21-30-300-0A1B-0000 20-21-30-300-0A1E-0000 20-21-30-300-0A1C-0000 20-21-30-300-0A1H-0000

TERMINATION OF RESTRICTIONS

THIS TERMI	NATION OF F	RESTRICTIONS	(hereinafter "	'Termination'	') is made a	and
entered into this	day of	, 20	, by the CI	TY OF CAS	SELBERF	RY,
FLORIDA, a municip	pal corporation,	whose address is	95 Triplet La	ake Drive, Ca	asselberry,	FL
32707 (hereinafter "Ci	ity").					

WITNESSETH:

WHEREAS, the City wishes to terminate the use restrictions referenced in Warranty Deed dated October 2, 1981, and recorded in O.R. Book 1359, Page 176, of the Public Records of Seminole County, Florida (hereinafter "Deed"), which is attached hereto as Exhibit "A"; and

WHEREAS, the City is the successor in interest to all the parcels described in said Deed as follows:

- (A) The properties described in Exhibit A and Exhibit C of the Deed were conveyed to the City by Special Warranty Deed recorded on April 29, 2005, in O.R. Book 5706, Page 698, of the Public Records of Seminole County, Florida;
- (B) The property described in Exhibit B of the Deed was conveyed to the City by Special Warranty Deed recorded on October 7, 2014, in O.R. Book 8344, Page 1155, of the Public Records of Seminole County, Florida; and

NOW, THEREFORE, the City hereby states as follows:

- 1. <u>Recitals</u>. The above referenced recitals are incorporated herein by this reference as true and correct.
- 2. The City hereby terminates the use restrictions described in the Deed (the Warranty Deed dated October 2, 1981, and recorded in Official Records Book 1359, Page 176, of the Public Records of Seminole County, Florida, which is attached hereto as Exhibit "A").

IN WITNESS WHEREOF, the u on behalf of the City this day of	ndersigned has executed this Termination of Restrictions, 20
ATTEST:	CITY OF CASSELBERRY, FLORIDA, a municipal corporation By: James R. Newlon, City Manager
Donna G. Gardner, CMC, City Clerk	
Date:	
STATE OF FLORIDA COUNTY OF SEMINOLE	
The foregoing instrument was presence or [] online notarization the Newlon, City Manager of the CITY OF who is personally known to me.	acknowledged before me by means of [] physical nis day of , 20 , by James R. CASSELBERRY, FLORIDA, a municipal corporation,
	Notary Public Signature
	(Name typed, printed or stamped)

EXHIBIT "A" [Warranty Deed O.R. 1359, Pg. 176]

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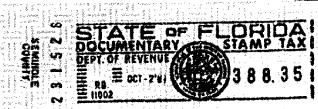
SEMINOLE CO. FL.

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THIS DEED is made this 2nd day of October, 1981, by and between Fair Lanes Florida Bowling. Inc., a Maryland corporation, hereinafter called "Grantor"; and Paul Curry and Alexandra Curry, his wife, and Lawrence Privee and Barbara Privee, his wife, whose post office address is 214 Drennan Road, Orlando, Florida 32806, hereinafter called "Grantees".

witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and sell (1) an undivided one-half (1) interest in the parcel of land (the "Subject Property") in Seminole County, Florida, which is described in Exhibit A annexed hereto to Paul Curry and Alexandra Curry, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns forever, and (2) the remaining undivided one-half (1) interest in the Subject Property to Lawrence Privee and Barbara Privee, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns forever; each undivided one-half (1) interest to be held as tenants in common; subject, however to the following:

- 1. Taxes for the year 1981 and all subsequent years.
- 2. Conditions, covenants, and restrictions of record, if any.
- 3. Publicly recorded easements, and any other easements or encroachments which may be disclosed by an inspection of the Subject Property or which may be disclosed by a current survey of the Subject Property.
- 4. Zoning ordinances and/or restrictions and prohibitions imposed by governmental authority.
- 5. Any measurements, variations in area or content, or other facts which a current survey of the Subject Property would show.
 - 6. Rights or claims of parties in possession.
- 7. Roads, ways, streams or easements, if any, not shown of record, and riparian rights.
- 8. Easement in Official Records Book 583, Page 391, Public Records of Seminole County, Florida.
- 9. A utility easement over the north ten (10) feet of the Subject Property.
- 10. By acceptance of this Deed, Grantee, for itself and its successors and assigns, covenants that no part of the Subject Property shall ever be



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used for a bowling alley, a pool and/or billiard hall, or an amusement center having pinball machines, electronic games or other amusement devices. The foregoing covenants shall run with the land; shall be deemed to be for the benefit of Grantor and the owner or owners, from time to time, of all or any portion of the parcel of land presently owned by Grantor and described in Exhibit B annexed hereto; and may be enforced by the owner or owners (from time to time) of all or any portion of the land described in Exhibit B. No interest in the land described in Exhibit B is being conveyed by this Deed, and Exhibit B is annexed hereto soley for the purpose of identifying the parcel of land benefited by the foregoing covenants.

Grantor for itself and its successors and assigns agrees that no portion of the property described in Exhibit C annexed hereto will be used for any of the following uses: a car wash or a car waxing or cleaning facility. The restrictions set forth in the preceding sentence shall be for the benefit of the Subject Property. Grantor is the owner of the property described in Exhibit C, and no interest in the property described in Exhibit C is being conveyed by this Deed, Exhibit C being annexed hereto solely for the purpose of identifying the parcel of land subject to the use restrictions set forth in this paragraph.

And the Grantor hereby specially warrants the title to the Subject Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

ATTEST:

FAIR LANES FLORIDA BOWLING, INC.

Philip E. McKenna, Assistant Secretaria Serato J. Sta

STATE OF MARYLAND

) SS.

COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeard Gerald J. Stank and Philip E. McKenna, to me known and

OFFICIAL RECORDS

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SEMMOLE CO. FL.

known to be the persons described in and who executed the foregoing instrument as Vice-President and Assistant Secretary, respectively, of the corporation named therein, and severally acknowledged before me that they executed the same as such officers in the name and on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid

this /St day of September, 1981.

Notary Public

My Commission Expires

Please return to:

Robert B. Worman, Esq. Post Office Box 1764 Orlando, Florida 32802

This instrument prepared by:

Marc J. Lipchin, Esq. 1112 North Rolling Road Baltimore, Maryland 21228

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SEMINOLE CO. FL.

EXHIBIT A

From the northwest corner of the SW½ of the NE½ of Section 20, Township 21 South, Range 30 East; run thence S 89 degrees 55' 00" E clong the north line of said SW½, NE½, Section 20-21-30 a distance of 1227.93 ft.; thence run S 47 degrees 12' 42" E 255.54 ft.; thence N 42 degrees 47' 18" E 739.91 ft.; thence S 47 degrees 12' 42" E 330.00 ft. for a point of beginning; run thence N 42 degrees 47' 18" E 236.50 ft.; thence S 47 degrees 12' 42" E 260.00 ft.; thence S 42 degrees 47' 18" W 236.50 ft.; thence N 47 degrees 12' 42" W 260.00 ft. to the point of beginning; containing 1.4116 acres, more or less. Subject to utility easement over the north 10 ft. thereof.

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SEMMOLE CO. FL.

EXHIBIT B

PARCEL A: From the northwest corner of the SW½ of the NE½ of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, run thence S 89 degrees 55' 00" E along the north line of said SW½, NE½, Sec. 20-21-30 a distance of 1227.93 ft., run thence S 47 degrees 12' 42" E 255.54 ft., run thence N 42 degrees 47' 18" E 484.91 ft. to the point of beginning, thence continue N 42 degrees 47' 18" E 255.00 ft., run thence S 47 degrees 12' 42" E 590.00 ft. to a point on the northwesterly r/w line of Wilshire Blvd., run thence S 42 degrees 47' 18" W along said northwesterly r/w line 240.00 ft., run thence N 47 degrees 12' 42" W 410.00 ft., run thence S 42 degrees 47' 18" W 15.00 ft., run thence N 47 degrees 12' 42" W 180.00 ft. to the point of beginning, containing 3.3127 acres, more or less.

PARCEL B: From the northwest corner of the SWL of the NEL of Section 20,
Township 21 South, Range 30 East, Seminole County, Florida, run thence S 89
degrees 55' 00" E along the north line of said SWL, NEL Sec. 20-21-30 a distance of 1227.93 ft., run thence S 47 degrees 12' 42" E 255.54 ft., run thence N
42 degrees 47' 18" E 739.91 ft., run thence S 47 degrees 12' 42" E 300.00
ft. to the point of beginning, run thence N 42 degrees 47' 18" E 436.50 ft.
to a point on the southwesterly r/w line of State Road No. 436, run thence
S 47 degrees 12' 42" E along said southwesterly r/w line 30.00 ft., run thence
S 42 degrees 47' 18" W 436.50 ft., run thence N 47 degrees 12' 42" W 30.00
ft. to the point of beginning. Containing 0.3006 acres, more or less.

NOTE: No interest in the parcels of land described in this Exhibit B is being conveyed by the Deed to which this Exhibit B is attached, and this Exhibit B is attached to said Deed solely for the purpose set forth in said Deed.

EXHIBIT C

From the Northwest corner of the SW\(\frac{1}{2}\), of the NE\(\frac{1}{2}\) of Section 20, Township 21

South, Range 30 East, Seminole County, Florida; run thence S 89 degrees 55'

00" E along the North line of said SW\(\frac{1}{2}\), NE\(\frac{1}{2}\), Sec. 20-21-30 a distance of 1227.93

feet, run thence S 47 degrees 12' 42" E 255.54 feet; run thence N 42 degrees

47' 18" E 739.91 feet; run thence S 47 degrees 12' 42" E 432.00 feet to

the Point of Beginning; thence run S 47 degrees 12' 42" E 158.00 feet; thence

run S 42 degrees 47' 18" W 240.00 feet along the Northwesterly Right of Way

line of Wilshire Blvd.; thence run N 47 degrees 12' 42" W 158.00 feet; thence

run N 42 degrees 47' 18" E 240.00 feet to the Point of Beginning, containing

0.871 acre.

NOTE: No interest in the parcel of land described in this Exhibit C is being conveyed by the Deed to which this Exhibit C is attached, and this Exhibit C is attached to said Deed solely for the purpose set forth in said Deed.

