



REGULAR PLANNING AND ZONING BOARD MEETING

Date: Monday, August 10, 2015
Time: 5:30 p.m.
Place: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FORUM

NEW BUSINESS:

1. **Approval of Minutes** – June 8, 2015 Meeting
2. **Ordinance No. 2015-08** – The Villages of Lake-Sumter, Inc. – Annexing 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Wendy Then)
3. **Ordinance No. 2015-09** – The Villages of Lake-Sumter, Inc. – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Wendy Then)
4. **Ordinance No. 2015-10** – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Wendy Then)

CHAIRPERSON/MEMBERS' REPORT

ADJOURN

NOTE: THIS BOARD IS ADVISORY; ALL RECOMMENDATIONS ARE FORWARDED TO THE TOWN COMMISSION.

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting. Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.



1 **MINUTES OF THE TOWN OF LADY LAKE**
2 **REGULAR PLANNING AND ZONING BOARD MEETING**
3 **LADY LAKE, FLORIDA**

4
5 **June 8, 2015**
6 **5:30 p.m.**
7

8 The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409
9 Fennell Blvd., Lady Lake, Florida.

10
11 **CALL TO ORDER:** John Gauder, Chairperson

12
13 **PLEDGE OF ALLEGIANCE:** John Gauder, Chairperson

14
15 **ROLL CALL** Gil Pierson, Member
16 Alfred Monteleone, Member
17 William Sigurdson, Vice Chairperson/Member
18 John Gauder, Chairperson

19
20 **Members Absent:** Mike McKenzie, Member

21
22 **STAFF MEMBERS PRESENT:** Thad Carroll, Growth Management Director; Wendy Then, Town
23 Planner; Kris Kollgaard, Town Manager; and Julia Wolfe, Staff Assistant to Town Clerk

24
25 **Also Present:** Attorney Sasha Garcia, BRS Legal; Mayor Ruth Kussard and Commissioner Paul
26 Hannan

27
28 **OPEN FORUM:**

29
30 Chairperson Gauder asked if anyone in the audience had any comments or questions. There were no
31 comments or questions at this time.

32
33 **NEW BUSINESS:**

- 34
35 1. **Approval of Minutes** – April 13, 2015 Regular Meeting

36
37 *Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and*
38 *Zoning Board approved the minutes of the Planning and Zoning Board Meeting of April 13, 2015*
39 *as presented by a vote of 4-0.*

- 40
41 2. **Ordinance No. 2015-05 – Sawmill Holdings, LLC – Large Scale Future Land Use**
42 **Amendment Application to Change Future Land Use from Single Family Medium Density (SF-**
43 **MD) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock**
44 **Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Wendy Then)**

45
46 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
47 Clerk’s Office) and read the ordinance by title. She stated that the applicant, LPG Urban & Regional
48 Planners, has filed an application on behalf of Sawmill Holdings, LLC to amend the Future Land Use
49 designation of property (Alternate Key #1771358) located at 3105 Hartsock Sawmill Road, south of
50 County Road 466 and west of Rolling Acres Road; which includes 53.14± acres currently in the

1 Town of Lady Lake, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).
2 Ms. Then stated there are currently no structures on this property and the proposed use is for a 185
3 unit RV park site with amenities, and staff recommends approval of this ordinance.
4

5 Ms. Then reviewed aerial views of the site and the future land use map, and a photo of the posting of
6 the property.
7

8 The conceptual bubble plan dated April 28, 2015, submitted by LPG Urban and Regional Planners,
9 Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and
10 park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56
11 units/acre with a typical RV lot size of 3,600 (40' x 90') sq. ft. The lots will be individually sold for
12 fee-simple ownership.
13

14 Ms. Then reviewed the impact on Town services as follows:
15

16 **Potable Water-**

- 17
- 18 ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- 19 ♦ Current water systems usage – 687,016 gpd
- 20 ♦ Demand Contingent on Occupants of Development (500,984 gpd available)
- 21

22 **Sewer –**

- 23
- 24 ♦ 1,000 gpd is maximum capacity for sanitary sewer plant.
- 25 ♦ Current sanitary sewer usage – 240,000 ± gpd.
- 26 ♦ 480,000 gpd available for sanitary sewer.
- 27 ♦ At build-out, the proposed RV Park would utilize 23,250 gpd for water and sewer.
28

29 **Schools –**

- 30
- 31 ♦ Not factored for project – no foreseen impact of students.
32

33 **Transportation –**

- 34
- 35 ♦ Traffic analysis indicates that the proposed Future Land Use designation of CT – RV Park Only,
36 will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current
37 SF-MD designation, assuming maximum potential under the Future Land Use classification.
38

39 **Parks & Recreation –**

- 40
- 41 ♦ Addition in population will not cause P&R Level of Service to be exceeded.
42

43 **Stormwater –**

- 44
- 45 ♦ Project will be required to adhere to SJRWMD guidelines.
46

47 The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range
48 24, in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:
49
50

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac & Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Ms. Then reviewed the comments for this application as follows:

- 1) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.
- 2) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.
- 3) Since the property to be developed is within a Special Flood Hazard Area - Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.
- 4) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.
- 5) Connection to Town Utilities will be required to service this RV Park Site.
- 6) Prior to the initiation of development activities, the applicant will need to conduct a coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.
- 7) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Ms. Then stated that the Large Scale Future Land Use Map Amendment application was received on April 28, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs), as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Ms. Then reported that notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015, and the property was also posted this same date. She stated that three of the 13 notices have been returned as received to date; and staff has received two phone inquiries and was approached by one resident who objects to the property.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were

1 reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan
2 in accordance with the sought designation. A justification statement has also been included as part of
3 the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for
4 justifying why the future land use should be amended for the development proposed.

5
6 Ms. Then stated the application materials were circulated to members of the Technical Review
7 Committee (TRC) on Wednesday, May 27, 2015 and the members provided comments which
8 determined that the application was ready for transmittal to the Planning and Zoning Board. She
9 stated the Local Planning Agency is scheduled to hear Ordinance No. 2015-05 on Monday, July 6,
10 2015. She stated the Town Commission is tentatively scheduled to hear Ordinance No. 2015-05 for
11 first reading at their regular meeting on Monday, July 6, 2015 at 6 p.m., and second/final reading will
12 be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted
13 amendment.

14
15 Ms. Then stated the applicant is present if there are any questions.

16
17 - Mariane Hartsock-Patten introduced herself as the resident who is opposed to this development.
18 She stated that Lady Lake already has two RV parks, and that she was told at the February Town
19 Commission meeting that they were planning on catering to the higher end RV people. She stated
20 the Commission also suggested that the applicant set up a meeting with nearby residents to discuss
21 the development, but she has not heard from him. Ms. Patten stated she called him on March 2,
22 2015, but was told he was going out of town and that he would call her the following week.

23
24 Ms. Patten stated that there is a 100 year flood plain and the proposal shows 185 units on 53 acres;
25 however, approximately 27 of those acres cannot be used because of wetlands and this will result
26 in a density of more than seven units per acre. She also stated the traffic study is not correct as the
27 proposed development from ten years ago encompassed property north of 3105 Hartsock Sawmill
28 Road and Edwards Road. Ms. Patten stated there is a 30' private easement on both the north and
29 south end of Hartsock Sawmill Road from 3000 to 3105 Hartsock Sawmill Road, although the
30 front part of the road is County owned.

31
32 Ms. Patten stated there are endangered animals in the area such as gopher turtles and black bears,
33 and although the developer has stated they will build a wall, it is scheduled last. She asked that it
34 be done first. She asked when the site plan will be available.

35
36 Growth Management Director Thad Carroll stated that Ms. Patten is not the person he met in the field
37 with objections to this application, so there are two property owners with objections.

38
39 Greg Beliveau introduced himself as representing the applicant. He stated that in response to the
40 objections, they have had two environmental assessments done by professionals; one in 2007 and one
41 done in the last few months, and conditions have been documented. Another environmental
42 assessment is required to be completed just prior to development and upon submittal to SJWMD for
43 permits and these conclusions will be provided to the State of Florida and the Town of Lady Lake.

44
45 Mr. Beliveau stated the traffic analysis is signed off on by the MPO and is sent to the State of Florida
46 and the Town. He stated that a comparison is given as to what is existing land use and zoning and for
47 what is proposed; and the impact has been reported as half of existing, or is expected to generate less
48 traffic.

49
50 Mr. Beliveau stated that they have met with Lake County Public Works in regard to access on

1 Hartsock Sawmill Road, and they will only be using their 30' easement and an additional 30' of their
2 land which will be dedicated to Lake County and then will be a continuation of the County road and
3 under County maintenance. He stated that the County designed the road on their property at the
4 meeting, and the addendum and modified site plan reflecting this has been provided to the Town of
5 Lady Lake. Mr. Beliveau stated the resident's other 30' easement is still in place and there will be a
6 new County road; an extension of Hartsock Sawmill Road, that they will be able to use. He stated
7 they have met all the requirements and have submitted all the documentation as required. Mr.
8 Beliveau stated that Mr. Bates has met with some of the other property owners and apologized that he
9 has not yet met with Ms. Patten. He stated he will have him coordinate with the other property
10 owners before the Town Commission meeting.

11
12 - Ms. Patten asked if the traffic analysis report is public record. She asked if the company doing the
13 report was aware that the previous subdivision development traffic was meant to come in from
14 Edwards Road, not Hartsock Sawmill Road, as she feels there is a discrepancy there.

15
16 Mr. Carroll replied that the traffic analysis report is public record. He stated the evaluation for the
17 traffic analysis is based on the generation of the acreage and land use, and is not based on
18 accessibility, whether it is Edwards Road or Hartsock Sawmill Road.

19
20 Member Sigurdson asked if the Edwards Road access comes down into the northwest corner of the
21 property.

22
23 Mr. Beliveau replied that their project does not have access to Edwards Road. He stated the previous
24 applicant has a proposal where they were going to purchase parcels between this project property and
25 Edwards Road, but it fell through and those parcels have a different owner.

26
27 Member Monteleone asked about the single family residences on Hartsock Sawmill Road. He also
28 asked if the parcel right below the larger parcel shown on the aerial view also belongs to this
29 applicant.

30
31 Mr. Beliveau replied that they are mobile homes, and that the applicant has both the parcels shown.

32
33 Member Monteleone asked what type of RV Park is proposed, whether it is for camping, etc. He
34 asked who will take care of the lots when the RVs are not there and if there will be storage areas.

35
36 Mr. Beliveau replied that the site will include a caretaker's residence for 24/7 control, and the lots
37 will be sold for Class A RVs. He stated these are normally used for seasonal residences for four to
38 six months at a time, and the caretaker will take care of the sites when they are not in residence. He
39 stated there will be no overnights or tents for camping, and there will be storage areas.

40
41 - Ms. Patten commented that not all the homes on Hartsock Sawmill Road are mobile homes; some
42 are concrete block homes.

43
44 Member Monteleone asked Ms. Patten where her residence is located in reference to the project.

45
46 Ms. Patten replied from the audience that her residence is right next door to the bottom quadrant of
47 the project and is accessible from Hartsock Sawmill Road.

48
49 Member Pierson asked if there will be restrictions prohibiting overnight camping, etc., so that buyers
50 of the lots know they cannot sublease them out.

Mr. Beliveau replied that there will be restrictions.

Upon a motion by Member Sigurdson, and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-05 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	YES
PIERSON	YES
SIGURDSON	YES
GAUDER	YES

3. Ordinance No. 2015-06 – Sawmill Holdings, LLC – Rezoning Application to Change Future Land Use from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk’s Office) and read the ordinance by title. She stated applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC to amend the Future Land Use designation of property (Alternate Key # 1771358) located at 3105 Hartsock Sawmill Road, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (RS-6) to Commercial Tourist (CT). She stated that this application is the rezoning part of the large scale application presented previously for the proposed 185 unit subdivision for Recreational Vehicles.

Ms. Then reviewed the aerial views of the property and the plat showing the zoning of the subject property and adjacent parcels. A photo of the posting was also shown.

Ms. Then reported that notices to inform the surrounding property owners (13) within 150’ of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015 and the property was also posted this same date.

The subject property lies in Section 27, Township 18, Range 24, in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. Ms. Then reviewed the zoning designation of the subject property and adjacent properties as follows:

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Ms. Then reviewed the highlights of the Memorandum of Agreement proposal (on file in the Clerk’s Office).

1 Ms. Then reported that the rezoning application was received on April 28, 2015, and has been
2 reviewed and determined to be complete satisfying the necessary criteria as required to meet the
3 requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive
4 Plan, and is ready for transmittal to the Town Commission.

5 Ms. Then stated the application materials were circulated to members of the Technical Review
6 Committee (TRC) and provided comments on Wednesday, May 27, 2015 which determined the
7 application to be ready for transmittal to the Planning and Zoning Board. She stated the Town
8 Commission is tentatively scheduled to hear Ordinance No. 2015-06 for first reading at their regular
9 meeting on Monday, July 6, 2015 at 6 p.m., and for second/final reading after the Florida Department
10 of Economic Opportunity (DEO) has reviewed the transmitted amendment.

11
12 Ms. Then stated the applicant is here if there are any further questions.

13
14 Member Monteleone asked how this item is different than the previous item. He also asked for
15 clarification on a rendering in the packet regarding the proposed RV sites.

16
17 Growth Management Director Thad Carroll replied that according to the Town's Comprehensive
18 Plan, when a land use is reassigned, it must be assigned a complimentary zoning. He pointed out that
19 the labeling on the rendering was for the detail above it, which cleared up the confusion.

20
21 Member Sigurdson clarified that each RV site will have a concrete pad on it. He asked about the
22 park that was mentioned and a boardwalk over the wetlands.

23
24 Mr. Beliveau stated there will be a recreational use park where guests can walk their dogs, etc.,
25 located near the middle of the project and one on the island. He stated they will have to get a permit
26 for the boardwalk in the wetlands.

27
28 - Ms. Patten asked if she could get a copy of the proposed site plan.

29
30 Mr. Carroll replied that he has copies available.

31
32 Member Sigurdson asked if the remainder of the road from the applicant's property to US Hwy
33 27/441 will also be improved.

34
35 Mr. Beliveau replied that it is a County road, and two projects are currently ahead of theirs that will
36 work on that portion of Hartsock Sawmill Road. He stated they will have to wait and see how much
37 of the road is improved by the spa and the other project when they are ready to proceed.

38
39 *Upon a motion by Member Monteleone, and a second by Member Pierson, the Planning and*
40 *Zoning Board recommended transmittal and approval of Ordinance No. 2015-06 to the Town*
41 *Commission for consideration by the following roll call vote:*

42
43 *MONTELEONE YES*
44 *PIERSON YES*
45 *SIGURDSON YES*
46 *GAUDER YES*
47

48 **4. Preliminary Plat – Green Key Villages Phase II Partial Replat – Subdivision Recreation**
49 **Center for the Green Key Village Single Family Residence Subdivision Proposing an 1,800 Sq.**
50 **Ft. Pickle Ball Court, a 7,200 Sq. Ft. Tennis Court, a 2,350 Sq. Ft. Half Basketball Court, an**

1 **8,906 Sq. Ft. Area for a Subdivision Community Pool with Concrete Deck and Two Pavilions**
2 **(480 Sq. Ft. Each) – Located at 1257 Fiesta Key Circle (Wendy Then)**
3

4 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
5 Clerk's Office). She stated applicant and owner, Greg Thomas of Mainsail Solutions, Inc., has
6 submitted plans for Preliminary Plat Approval of a subdivision which proposes a recreation center for
7 the Green Key Village single family residence subdivision consisting of an 1,800 sq. ft. pickle ball
8 court, a 7,200 sq. ft. tennis court, a 2,350 sq. ft. half basketball court, an 8,906 sq. ft. area for a
9 subdivision community pool with concrete deck and two pavilions consisting of 480 sq. ft. each;
10 located at 1257 Fiesta Key Circle.

11
12 Ms. Then stated that the Preliminary Plat was reviewed to determine if it is in compliance with the
13 Land Development Regulations (LDRs). She reviewed the following items which were included in
14 the packet:

- 15
- 16 1. Preliminary Plan Review completed by Public Works dated May 27, 2015.
- 17 2. Fire Review No. 2 for the Preliminary Plat completed by Kerry Barnett dated May 14, 2015
18 (Satisfied).
- 19 3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated June 2, 2015.
- 20 4. Lady Lake Building Official comments dated June 2, 2015.
- 21

22 Ms. Then reported that the property Future Land Use designation is Single Family Medium Density
23 (SF-MD) and the Zoning designation is Single Family Medium Density, allowing up to six dwelling
24 units per acre. She reviewed the aerial illustration of the current location of the subdivision as well as
25 the zoning of the property and adjacent parcels. She stated that the subdivision was originally
26 approved as the Nine Oaks Subdivision, and then Phase I of Green Key Village was eventually
27 approved when Nine Oaks did not materialize. Ms. Then stated this is a replat for Phase II of the
28 entire area to enable the applicant to align the recreation center in order to allocate those amenities.
29 A rendering of the site showing the recreation center/community pool site and a photo of the
30 subdivision entrance and an aerial view of the subdivision were reviewed.

31
32 The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development
33 Regulations, Chapter 8 Subdivision and Plats, and adheres to the requirements of the
34 Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of nine
35 sheets, are drawn in 24"x36" pages and have been certified by Charles Cecil Hiott, Professional
36 Engineer with Booth Ern Straughan Hiott, Inc. dated June 2, 2015. All comments have been satisfied
37 for the Preliminary Plat application.

38
39 To be submitted at the time of Improvement Plans Submittal:

- 40
- 41 1) In accordance with the provisions of Chapter 8, Section 8-(6).e).1, the applicant shall submit
42 copies of all jurisdictional agency approved permits and/or Exemption Letters (when applicable),
43 including:
 - 44 • Florida Department of Environmental Protection Water Main Extensions permit and/or
45 exemption.
 - 46 • Florida Department of Environmental Protection Wastewater Collection/ Transmission
47 System and/or exemption.
 - 48 • St. John's River Water Management District ER Permit
- 49

1 2) The applicant will be required to submit the Street Lighting Plan for that portion of the recreation
2 center at the time of Improvement Plans submittal.

3
4 3) All utilities (gas, water, sewer, electric, telephone, cable) for new construction shall be
5 underground as per Chapter 9, Section 9-6.a).1).

6
7 Note: Preliminary Plat Approval does not permit the construction of any improvements. All permits
8 from other agencies with jurisdiction must be completed before a development order may be issued.

9
10 Ms. Then reported that the Technical Review Committee members individually reviewed the
11 application on Monday, June 1, 2015, and provided comments regarding the Preliminary Plat Plan
12 application which have been satisfied. The Town Commission is scheduled to consider the
13 Preliminary Plat for final consideration at their regular meeting on Monday, July 6, 2015.

14
15 Ms. Then stated the applicant is present if there are any questions.

16
17 Member Sigurdson asked for clarification on what Phase 1 consisted of, and if Phase III will finish
18 off the rest of the homes. He mentioned he noticed that 42 parking spaces around the facility and
19 wondered if that would sufficient.

20
21 Ms. Then replied that Phase 1 was a preliminary plat for 42 single family units, and only Phase II for
22 the amenities has been proposed thus far. She stated that staff calculates the number of parking
23 spaces necessary, and this was deemed acceptable for the amount of residents and for what was
24 proposed, including ADA parking spaces.

25
26 *Upon a motion by Member Pierson, and a second by Member Monteleone, the Planning and*
27 *Zoning Board recommended transmittal and approval of Green Key Village Phase II Preliminary*
28 *Plat to the Town Commission for consideration by the following roll call vote:*

29
30 *MONTELEONE YES*
31 *PIERSON YES*
32 *SIGURDON YES*
33 *GAUDER YES*

34
35 **CHAIRPERSON/MEMBERS' REPORT:**

36
37 Chairperson Gauder asked if there was training for the Board coming up regarding disclosure of a
38 public record. He stated he received something in the mail.

39
40 Mr. Carroll replied that he had no knowledge of it, but would check with the Town Manager.

41
42 **ADJOURN:** *With nothing further to discuss, the meeting was adjourned at 6:19 p.m.*

43
44
45
46
47 _____
48 Julia Wolfe, Staff Assistant to Town Clerk

47 _____
48 John Gauder, Chairperson

49 Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk



2

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: August 10, 2015

SUBJECT: **Ordinance 2015-08 - The Villages of Lake-Sumter, Inc. – Annexing 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance 2015-08- The Villages of Lake-Sumter, Inc. –Requesting Annexation of 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida, with the recommendation of approval.
2. Motion to forward Ordinance 2015-08- The Villages of Lake-Sumter, Inc. –Requesting Annexation of 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida, with the recommendation of denial.

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 11 lots are spread out along different roads and include the following addresses:

- 1011 Aloha Way,
- 806 Beechwood Avenue
- 913 Cindy Drive
- 1004 Nell Way
- 1015 Nell Way
- 1321 Paradise Drive
- 918 Tarrson Boulevard
- 1316 Teakwood Lane

- 704 Truman Avenue
- 819 Truman Avenue
- 1028 Vermont Way

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as both contiguous and non-contiguous lots.

The annexation application was received on Monday, July 13, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150 feet of the properties proposed by annexation request were mailed by certified mail, return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-08, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-08 for first reading on Wednesday, September 2, 2015 at 6:00 p.m. The second and final reading will be held on Wednesday, September 16, 2015 at 6:00 p.m.

FISCAL IMPACT: \$ TBD – pending value of future homes

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

167
7/30/15

DEPARTMENT HEAD *[Signature]*

FINANCE DEPARTMENT

TOWN ATTORNEY

TOWN MANAGER *[Signature]*

Submitted 8/3/15 Date

Approved as to Budget Requirements Date

Approved as to Form and Legality Date

Approved Agenda Item for: 8/10/15 Date

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

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ORDINANCE NO. 2015-08

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 1.56 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC., REFERENCED BY ALTERNATE KEYS 2600179, 1482160, 1483140, 2524308, 1482933, 1535948, 1732484, 1672201, 1672279, 2524031, & 1484057, 11 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, 2, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

Section 1. Pursuant to and under the authority of the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being 1.56 +/- acres in the unincorporated area of Lake County, Florida; existing as both contiguous and non-contiguous to the Town, more particularly described in Exhibit "A".

Section 2. Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and also a copy shall be filed with the Department of State of the State of Florida.

Section 3. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

Section 5. This Ordinance shall become effective upon its adoption.

Section 6. In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this _____ day of _____, 2015.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

Passed on First Reading: _____

Passed on Second/Final Reading: _____

EXHIBIT "A"
Legal Description and Map

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Parcel ID No. 06-18-24-0300-000-13500
Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800
Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100
Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400
Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400
Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200
Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500
Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400
Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

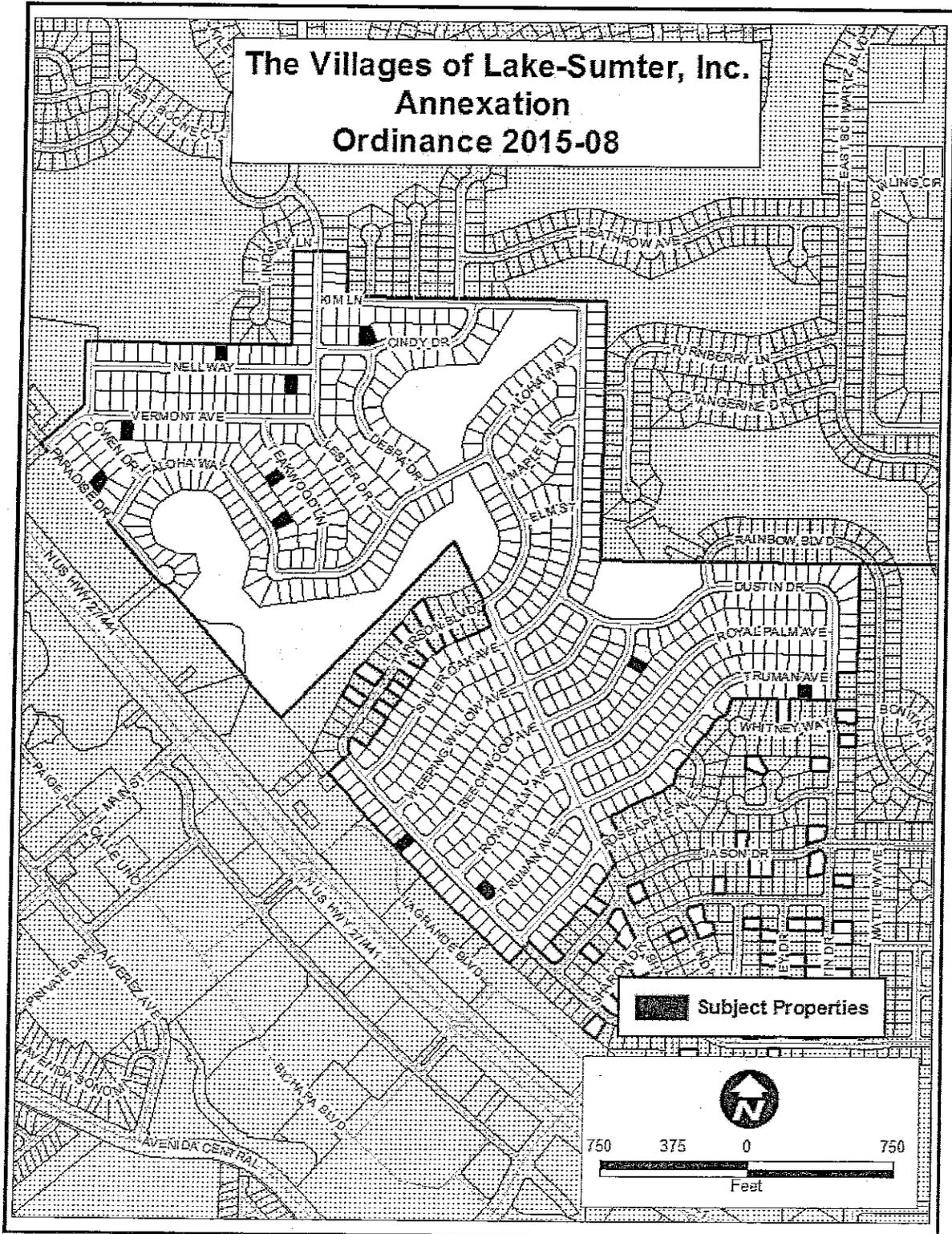
Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

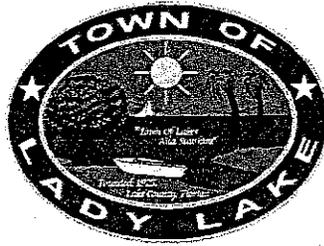
AND-

Parcel ID No. 06-18-24-0350-000-29600
Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900
Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG





**TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW 07/30/2015**

Project: Villages of Lake-Sumter, Inc.- Villages Enclave Annexation
Proposal: Annexation- Ord. 2015-08
Small Scale FLU Comprehensive Plan Amendment- Ord. 2015-09
Rezoning – Ord. 2015-10

Description: On Monday, July 13, 2015, applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Medium Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 11 lots.

Parcel ID No. 06-18-24-0300-000-13500

Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800

Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100

Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400

Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400

Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

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Parcel ID No. 06-18-24-0200-000-04500

Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

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Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

Parcel ID No. 06-18-24-0100-000-04000

Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

Parcel ID No. 06-18-24-0350-000-29600

Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900

Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.
-

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. There are no comments at this time pertaining to any issues concerning annexation, small scale, and rezoning.
-

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.
-

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.
-

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. There are no comments at this time pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 11 lots.
-

**INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE TOWN OF TOWN OF LADY LAKE REGARDING
BUILDING PERMITS AND INSPECTIONS
FOR THE VILLAGES**

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Town of Lady Lake, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "Town," regarding the issuance of building permits and inspections for privately owned property.

WHEREAS, the Town and County desire to provide for the most efficient planning and building inspection processes for both entities; and

WHEREAS, The Villages either has, or intends to, purchase lots located in an older section of The Villages East of US 27, or either has, or intends to, enter into agreements with existing property owners, to replace existing mobile homes with new, conventionally built homes; and

WHEREAS, the properties subject to this Agreement shall be located within the boundaries of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the Town of Lady Lake, executed on August 27, 2013; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with each other and to provide services in a manner that will accord best with economic and other factors; and

WHEREAS, the Town desires to issue the building permits on the lots either owned by, or under contract with, The Villages as it would be the in the best interests of the citizens of Lake County, Florida.

NOW, THEREFORE, in consideration of the mutual terms and conditions understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
2. **Town Responsibilities.** The Town agrees as follows:

A. To ensure that The Villages, or the owner under contract with The Villages, has applied for annexation of such property into the Town of Lady Lake. This is a condition precedent and must be satisfied before the Town has authority to issue any building permits for any property located within the unincorporated area.

B. To ensure that the improvements constructed on each property is designed in a way that complies with the Town's Code and Land Development Regulations, and Comprehensive Plan Policies, including any architectural design criteria.

C. To ensure that The Villages obtains any necessary Town zoning and planning approvals or development orders, other than building permits, if necessary. The Villages, or property owner, shall pay the Town any required annexation application and permitting fees, and pay to the County impact fees at the current County rates.

D. The Town Building Department is hereby designated by the parties as the appropriate agency to review building construction plans, to issue building permits, and to conduct necessary building and fire inspections for the properties identified herein located within the unincorporated County. The Town shall provide to the County, upon request of County, any necessary information regarding the project, including inspection and permit status, and shall make all sites available to the County for inspection as needed.

E. The Town will diligently process the annexation application and any other applications for comprehensive plan amendments and zoning requests as required by Florida law and the Town's Ordinances and Land Development Regulations.

3. County Responsibilities. Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and perform any necessary building inspections on properties either owned by The Villages, or under contract with the Villages, that is located in the unincorporated area of Lake County. Such properties must be located within the area defined in the Lady Lake ISBA, and the property owner shall have applied for annexation into the Town of Lady Lake prior to the issuance of any building permits.

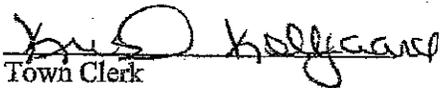
4. Term of Agreement. This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

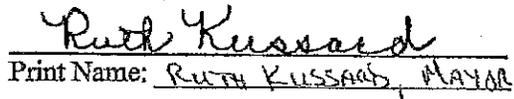
until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing through its Chairman, authorized to execute the same by Board action on the ~~23~~²³ day of ~~May~~^{June}, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

ATTEST:

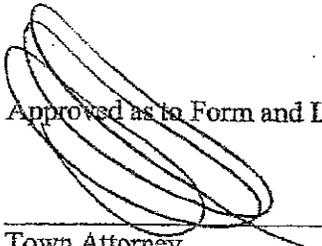
TOWN OF LADY LAKE


Town Clerk


Print Name: RUTH KUSSARD, MAYOR

Date: MAY 18, 2015

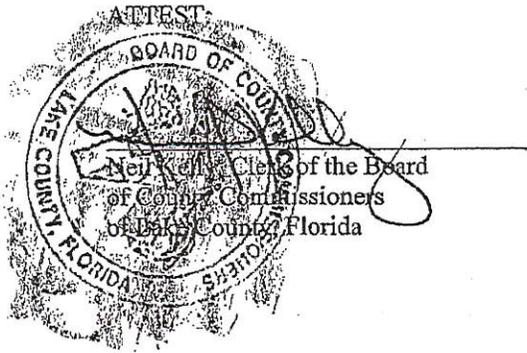
Approved as to Form and Legality:

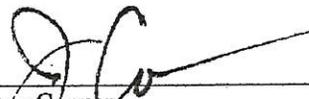

Town Attorney

Interlocal Between Lake County and the Town of Lady Lake; Regarding Building Permits and Inspections for The Villages

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

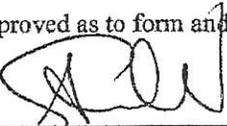




Jimmy Conner
Chairman

This  day of June, 2015.

Approved as to form and legality:



Sanford A. Minkoff
County Attorney



July 13, 2015

Thad Carroll
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, Florida 32159

Re: Orange Blossom Gardens
Annexation, Small Scale Comprehensive Plan Amendment and Rezoning

Dear Mr. Carroll:

Pursuant to the Interlocal Agreement between Lake County and the Town of Lady Lake effective June 24, 2015 (attached hereto), please accept this letter, check, applications, documents and maps as The Villages of Lake-Sumter, Inc.'s request for Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of certain lots in the County Enclave of Orange Blossom Gardens.

Please place this request on the August 10, 2015 Planning and Zoning Board Agenda. We also request that the Land Planning Agency and Town Commission act on the recommendation of the Planning & Zoning Board at their September 2, 2015 Meetings and Commission for Final Reading on September 16, 2015.

Thank you for your cooperation and assistance. Should you require any additional information or have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Dzuro', written over a horizontal line.

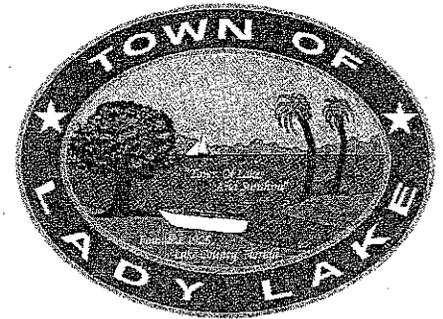
Martin L. Dzuro, V.P.
The Villages of Lake-Sumter, Inc.
Dzuro & Associates
Land Development Consultants-Surveyors
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6262
marty.dzuro@thevillages.com

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500

FAX 352-751-1510

www.ladylake.org



July 27, 2015

RE: Annexation Ordinance 2015-08, Small Scale Comprehensive Plan Amendment 2015-09, and Rezoning Ordinance 2015-10

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the 11 lots.

Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, August 10, 2015 at 5:30 p.m.

LOCAL PLANNING AGENCY - Wednesday, September 2, 2015 at 5:30 p.m.

TOWN COMMISSION MEETING - Wednesday, September 2, 2015 at 6:00 p.m.

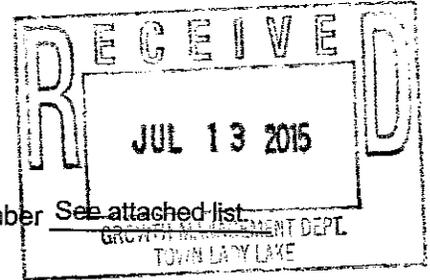
TOWN COMMISSION MEETING- Wednesday, September 16, 2015 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,

Wendy Then, CEM
Town Planner

TOWN OF LADY LAKE
ANNEXATION APPLICATION



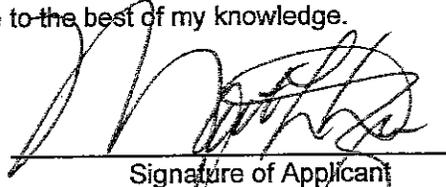
Alternate Key Number See attached list

1. Owner's Name: The Villages of Lake-Sumter, Inc.
Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162
Email Address: See below.
Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, V.P.
Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162
Email Address: marty.dzuro@thevillages.com
Telephone #: (352) 753-6262
3. Applicant is: Owner Agent Purchaser Lessee Optionee
4. Property Address/Location: See attached list.
5. Legal Description of Property to be annexed: See attached list.
6. The property is located in the vicinity of the following streets: Northeast of US 441, North of Griffin Ave.
7. Area of the property: _____ Square feet _____ Acres
8. Utilities: Central Water Central Sewer Well Septic Tank
9. Existing County zoning of property: RM - Residential Medium
10. Requested zoning of property: MX-8 - Mixed Single Family
11. Number, square footage and present use of the existing structures on the property: See attached list. If any structures, they are Residential.
12. Proposed use of the property: Residential
13. Has any land use application been filed within the last year in connection with this property? Yes No. If yes, briefly describe the nature of the request and the date this was done:

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FIFTY (50) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received:

07/13/15

Received by:

W. Thew

Annexation and Rezoning

Fees Paid:

\$2,500⁰⁰

Bundle fee

APPLICANT'S AFFIDAVIT

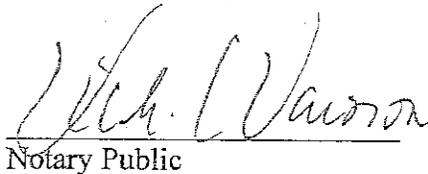
**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P
The Villages of Lake-Sumter Inc., who being by me first duly sworn on oath, deposes and says:

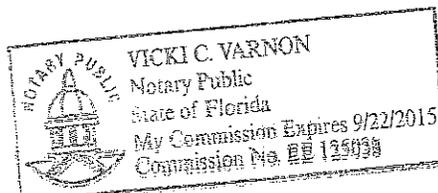
- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires Annexation with a MX-8 zoning classification to allow: Mixed Single Family
- (4) That the sign cards will be posted two (2) weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.
- (5) That the applicant acknowledges the obligation to enter into an agreement acceptable to the Town for the extension of municipal water and sewer services as a condition of the annexation.

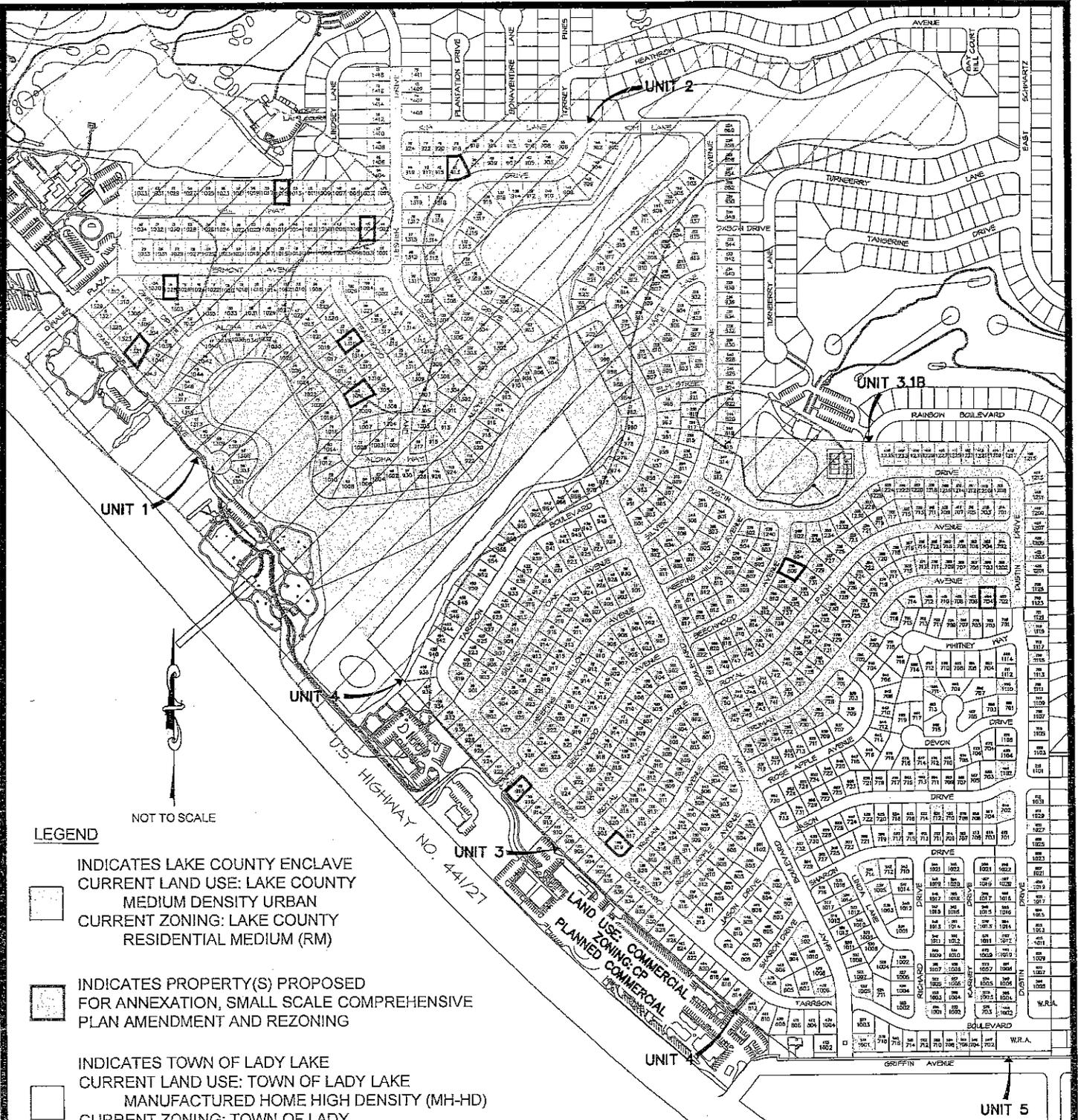

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 13th day of July, 2015, by Martin L. Dzuro who is personally known to me or who has produced as identification and who did (did not) take an oath.


Notary Public

Vicki C. Varnon





LEGEND

NOT TO SCALE

- 
 INDICATES LAKE COUNTY ENCLAVE
 CURRENT LAND USE: LAKE COUNTY
 MEDIUM DENSITY URBAN
 CURRENT ZONING: LAKE COUNTY
 RESIDENTIAL MEDIUM (RM)
- 
 INDICATES PROPERTY(S) PROPOSED
 FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
 PLAN AMENDMENT AND REZONING
- 
 INDICATES TOWN OF LADY LAKE
 CURRENT LAND USE: TOWN OF LADY LAKE
 MANUFACTURED HOME HIGH DENSITY (MH-HD)
 CURRENT ZONING: TOWN OF LADY
 LAKE MIXED SINGLE FAMILY (MX-8)
- 
 FLOOD ZONE
 MAP# 12069C0154E
 PANEL 154 OF 750 (REVISED 12-18-12)

10 — LOT NUMBER
 100 — 911 NUMBER

**PROPOSED
 ORANGE BLOSSOM GARDENS PROPERTIES
 FOR
 ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
 AND REZONING**

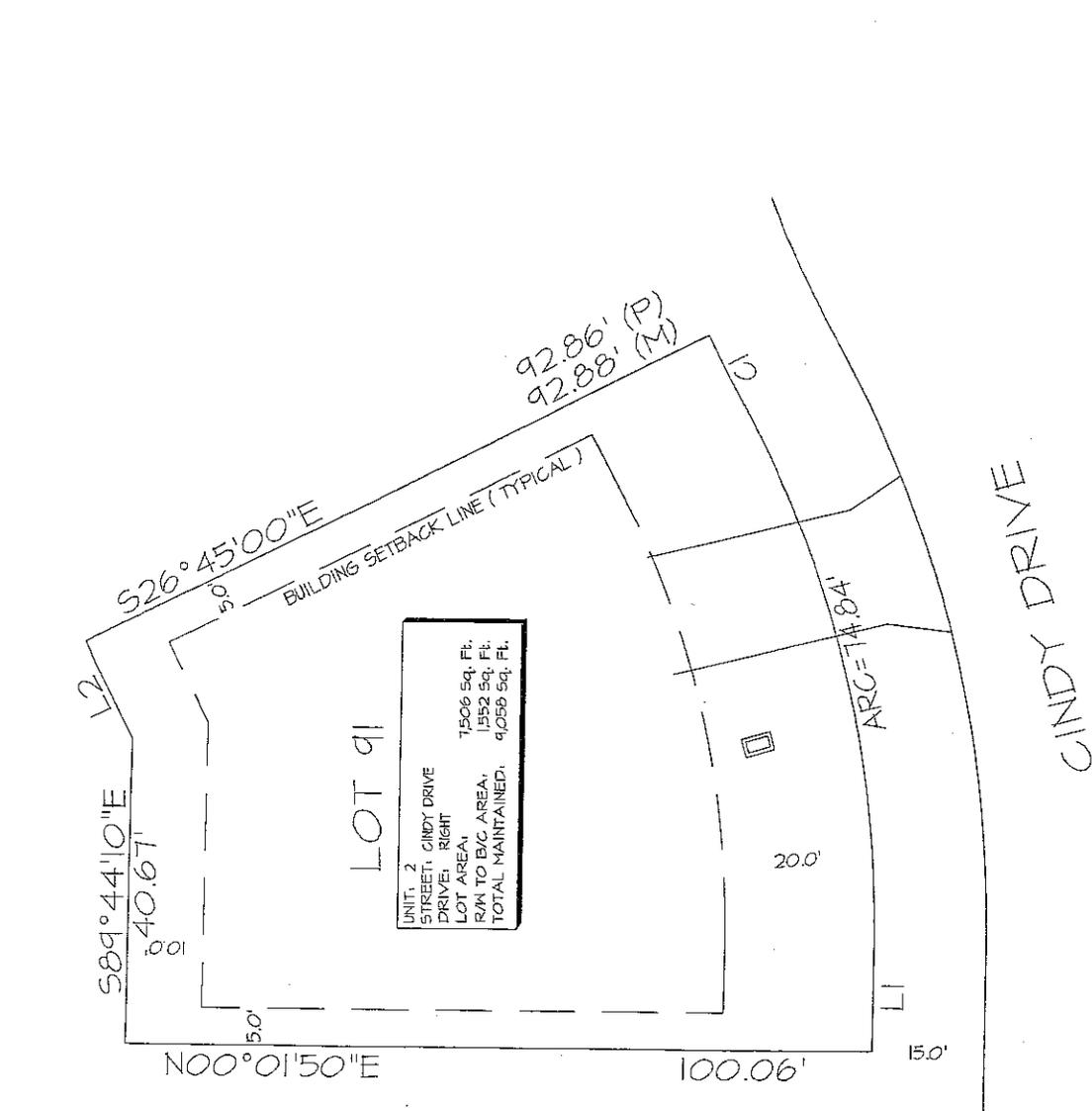
JULY 7, 2015



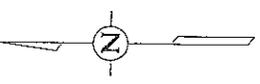
1038 Lake Sunter Landing The Villages, FL 32162
 Tel: 352/333-4747 Fax: 352/333-1259
 Certificate of Authorization Number: 27-493

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLAT
 - CABLE TV, PEDESTAL / 4" OR 6" ROUND
 - TELEPHONE PEDESTAL / 4" OR 6" ROUND
 - ELECTRIC PEDESTAL / 20"x20" PAD
 - ELECTRIC TRANSFORMER / 3"x3" PAD
 - ELECTRIC FEED THROUGH CABINET
 - UTILITY VAULT
 - WATER VALVE
 - FIRE INTAKE
 - STORM INLET
 - VALLEY GUTTER INLET
 - GATCH BASIN
 - HANHOLE
 - LINE EXTENDER PEDESTAL / 17"x30"x14"
 - TRUNK-AMP PEDESTAL / 17"x30"x14"
 - SWITCH GEAR / 7' X 7'
 - POWER SUPPLY / 20"x20"x36"
 - BOARD / STOCKADE / PVC FENCE

WITH EASEMENTS AND RIGHT OF WAY'S IN FAVOR OF THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT AND POWER LINES, TELEPHONE LINES, CABLE TV LINES, FACILITIES AND TELEGRAPH LINES OR THE LIKE, SUCH EASEMENTS ARE TO BE PROVIDED UTILIZING OF THE RIGHT TO USE EACH EASEMENT, NOT TO WITHIN THE EASEMENT BUT EQUIPMENT INSTALLED PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE EASEMENT AND LANDSCAPE BEING DISTURBED HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND BOXES, PEDESTALS AND THE LIKE WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND UTILITIES. THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.



LOT 2
 UNIT, 2
 STREET, CINDY DRIVE
 DRIVE, RIGHT
 LOT AREA, 7506 Sq. Ft.
 R/W TO B/C AREA, 1552 Sq. Ft.
 TOTAL MAINTAINED, 9,058 Sq. Ft.

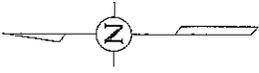


SCALE: 1/16"=1'

C1
 ARC=10.00'
 L1=N89°43'10"W, 15.11' (P)
 N89°43'10"W, 15.12' (M)
 L2=N63°15'49"E, 14.51' (P)
 N63°15'49"E, 14.50' (M)

IS NOT A SURVEY
 IS SKETCHED TO SHOW PRELIMINARY INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. SUCH INFORMATION HAS BEEN OBTAINED THROUGH PRELIMINARY FIELD SURVEYS AND LOCATIONS SHOWN HEREON ARE SUBJECT TO CHANGE. THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE. BLOSSOM, ARNETT, VISIONARY AND ANEXIA CONSULTING, INC., ORANGE BLOSSOM, ARNETT CONSULTING, INC., AND ANEXIA CONSULTING, INC. ARE THE UTILITY COMPANIES WHOSE ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SECTION

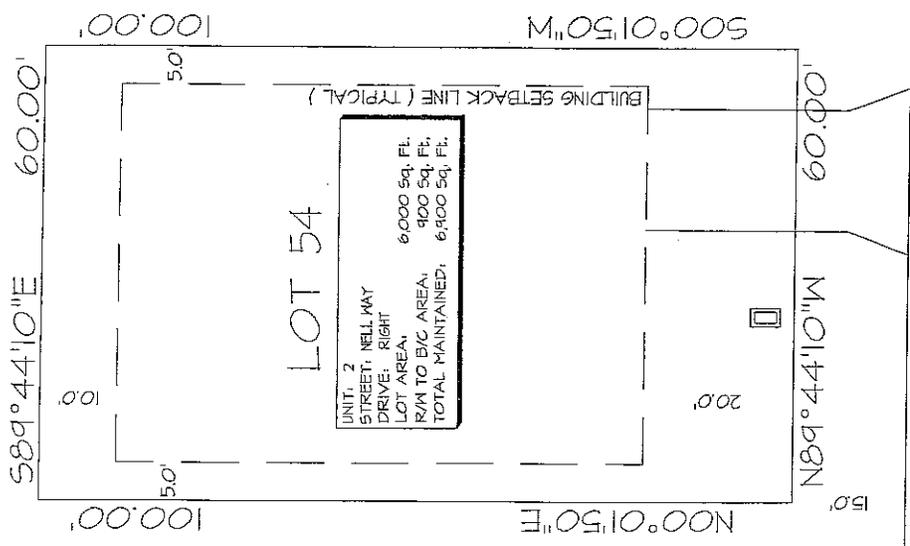
The Villages
 by **Arnett**
 Environmental, LLC
 1000 Lake County Parkway, The Villages, FL 32159
 352-399-1111
 Customer Signature: _____ DATE: _____
 Customer Signature: _____ DATE: _____



SCALE: 1/16"=1'

- LEGEND**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES FLAT
 - CABLE T.V. PEDESTAL / 1" OR 3/4" ROUND
 - TELEPHONE PEDESTAL / 4" OR 12" ROUND
 - ELECTRIC PEDESTAL / 20"x20" PAD
 - ELECTRIC TRANSFORMER / 3"x3" PAD
 - ELECTRIC FEED THROUGH CABINET
 - UTILITY VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - STORM INLET
 - VALLEY GUTTER INLET
 - CATCH BASIN
 - MANHOLE
 - LINE EXTENDER PEDESTAL / 12"x30"x14"
 - TRUNK-AND PEDESTAL / 11"x30"x14"
 - SWITCH GEAR / 1' X 1'
 - POWER SUPPLY / 20"x25"x35"
 - BOARD / STOCKADE / PVC FENCE

NOTE: BASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE DEVELOPER'S USE. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES SUBSTATION AND LINES, SANITARY, SEWER, STORM DRAINAGE WATER, CABLEVISION, TELEPHONE, RECREATION AND OTHER UTILITIES. THESE UTILITIES ARE TO BE MAINTAINED BY THESE THIRD PARTY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT AS A CONDITION OF THE DEVELOPMENT. THE DEVELOPER SHALL INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE BASEMENT AREA. ALL UTILITY PROVIDERS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND LANDSCAPE AGREEMENTS ARGUMENT TO ANY UTILIZATION OF SUCH BASEMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ABOVE BASEMENT UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE SPILLAGE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE LOCATION OF ANY UTILITIES. THE DEVELOPER AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE BOUND ITEMS IN THE FUTURE.



NELL WAY

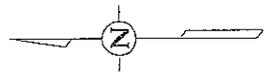
The Villages
Arnett
 ENGINEERING, LLC
 1821 W. STATE ST. SUITE 200
 TAMPA, FL 33606-1177
 TEL: 813-971-1177 FAX: 813-971-1188
 WWW.ARNETTENGINEERING.COM

CUSTOMER SIGNATURE: _____ DATE: _____
 CUSTOMER SIGNATURE: _____ DATE: _____

THIS SECTION IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN ON THIS PLAN. THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD SURVEY, AND OTHER SOURCES. THE INFORMATION SHOWN IS NOT GUARANTEED BY THE VARIOUS UTILITY COMPANIES. UTILITY LOCATIONS ARE SUBJECT TO CHANGE. EGRESS, EGRESS, ARNETT ENGINEERING, INC., ORANGE BLOSSOM GARDENS, ARNETT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OR CORRECTNESS OF THE INFORMATION APPEARING ON THIS SECTION.

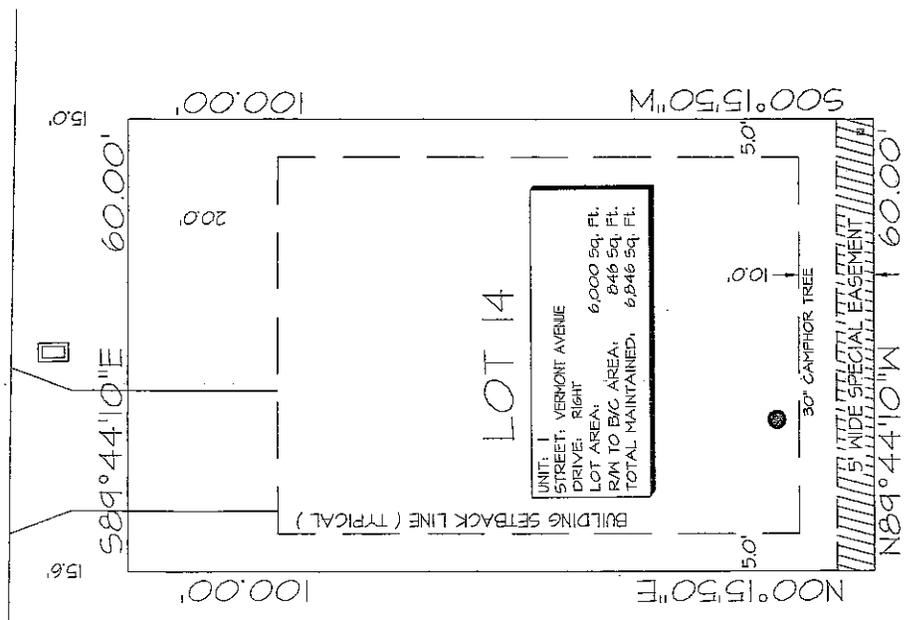
- LEGEND**
- WATER METER
 - ⊗ IRRIGATION METER
 - ⊙ STREET LIGHT
 - (M) INDICATES MEASURED
 - (P) CABLE T.V. PEDESTAL / 1" OR 3" ROUND
 - (E) TELEPHONE PEDESTAL / 4" OR 12" ROUND
 - (T) ELECTRIC PEDESTAL / 20"X20" PAD
 - (X) ELECTRIC TRANSFORMER / 3'X3' PAD
 - (V) ELECTRIC FEED THROUGH CABINET
 - (U) UTILITY VAULT
 - (W) WATER VALVE
 - (F) FIRE HYDRANT
 - (S) STORM INLET
 - (G) VALLEY GUTTER INLET
 - (B) CATCH BASIN
 - (H) MANHOLE
 - (L) LINE EXTENDER PEDESTAL / 12"X30"X14"
 - (T) TRUNK-AMP PEDESTAL / 17"X30"X14"
 - (A) SWITCH GEAR / 1' X 1'
 - (E) POWER SUPPLY / 20"X28"X28"
 - (F) BOARD / STOCKADE / PVC FENCE

NOTE: EASMENTS AND RIGHT OF WAYS IN FAVOR OF THE STATE SHALL BE MAINTAINED AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITATION, TELEPHONE, TELEVISION, CABLEVISION, TELEPHONE, TELEVISION, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE, SHALL BE THE RESPONSIBILITY OF THE PROVIDER. THE PROVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EQUIPMENT INSTALLED ON THE PROPERTY. THE PROVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EQUIPMENT INSTALLED ON THE PROPERTY. THE PROVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EQUIPMENT INSTALLED ON THE PROPERTY. THE PROVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EQUIPMENT INSTALLED ON THE PROPERTY.



SCALE: 1/16"=1'

VERMONT AVENUE



The Villages
Arnett Environmental, LLC
 1000 W. 100th St. #100
 Grand Rapids, MI 49508

CUSTOMER SIGNATURE: _____ DATE: _____
 CUSTOMER SIGNATURE: _____ DATE: _____

THIS SURVEY IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. THE INFORMATION SHOWN HAS BEEN OBTAINED FROM A FIELD SURVEY AND THE VILLAGES OF GRAND RAPIDS, MI, IS NOT RESPONSIBLE FOR THE ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

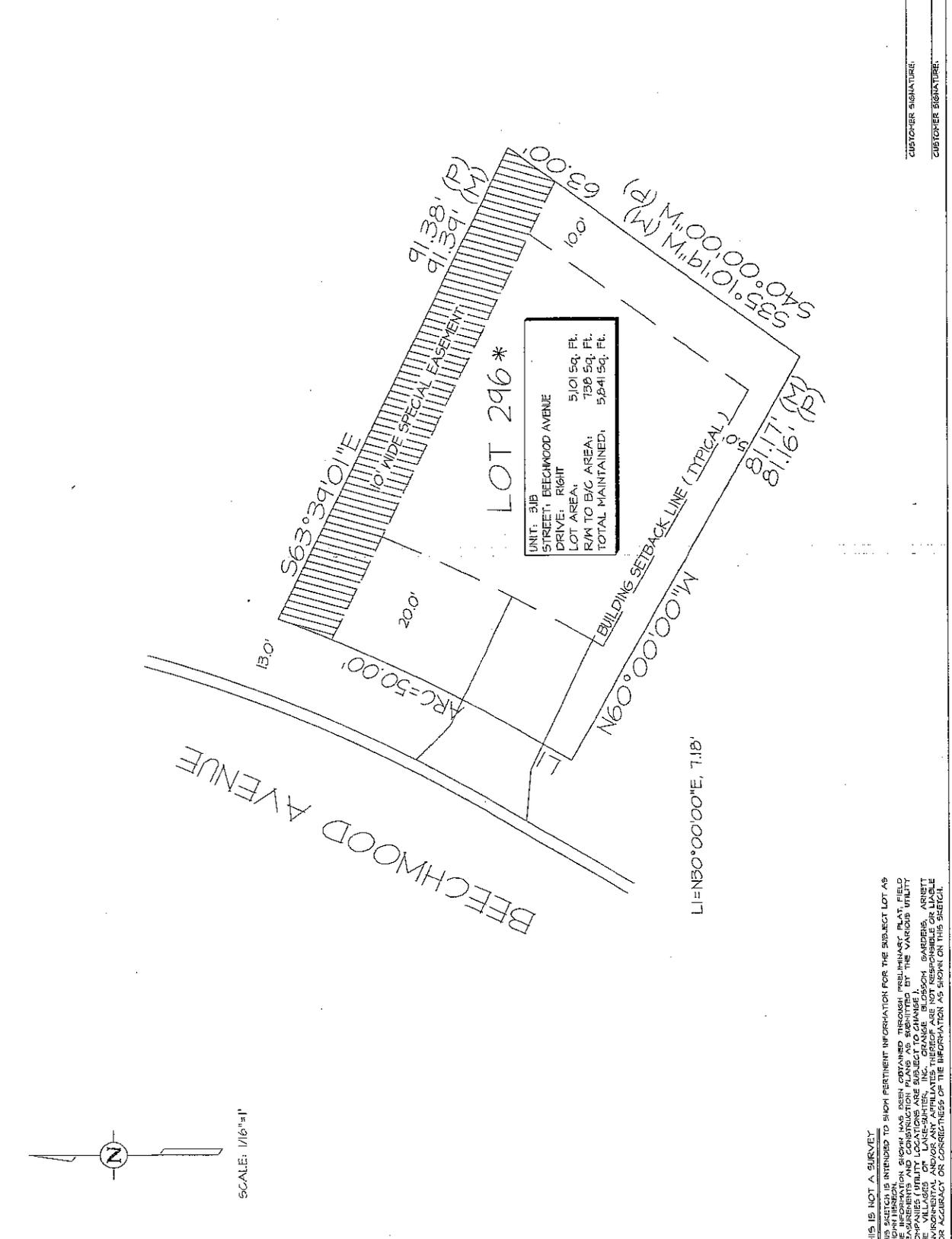
- LEGEND**
- ☐ WATER METER
 - ☐ IRRIGATION METER
 - ☐ STREET LIGHT
 - ⊙ INDICATES MEASURED
 - (M) TELEPHONE PEDESTAL / 4" OR 6" ROUND
 - (E) CABLE TV PEDESTAL / 4" OR 12" ROUND
 - (T) ELECTRIC PEDESTAL / 20"X20" PAD
 - (F) ELECTRIC TRANSFORMER / 3"X3" PAD
 - (V) ELECTRIC FEED THROUGH CABINET
 - (U) UTILITY VAULT
 - (M) WATER VALVE
 - (F) FIRE HYDRANT
 - (I) STORM INLET
 - (G) VALLEY GUTTER INLET
 - (B) CATCH BASIN
 - (H) MANHOLE
 - (L) LINE EXTENDER PEDESTAL / 12"X30"X14"
 - (T) TRUNK-AMP PEDESTAL / 17"X30"X14"
 - (S) SWITCH GEAR / 7' X 7'
 - (P) POWER SUPPLY / 20"X28"X50"
 - (B) BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE ADJACENT PROPERTY ARE SHOWN AND THE CONSTRUCTION OF THE SAME SHALL BE THE RESPONSIBILITY OF THE INSTALLER. THE MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY SEWER, DRAINAGE, TELEPHONE, CABLE/VIDEO, TELEVISION, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE, THESE PARTS UTILITY PROVIDERS UTILIZING THESE EASEMENTS AND RIGHT OF WAYS SHALL INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED BY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED BY THE INSTALLATION OF SUCH UTILITIES. HOWEVER, TO BESS UTILITY PROVIDERS MAY BE RESPONSIBLE FOR THE REPAIR OF PEDESTALS ABOVE GROUND JUNCTION BOXES, PEDESTALS AND TRUNK-AMP PEDESTALS. THE LOCATION OF THESE UTILITIES TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS SHALL PLACE THESE ABOVE GRADE SIGNS HERE IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

The Villages
Arnett
 Environmental LLC
 11111 W. BROADWAY, SUITE 100
 COLORADO SPRINGS, COLORADO 80904

CUSTOMER SIGNATURE: _____ DATE: _____
 CUSTOMER SIGNATURE: _____ DATE: _____



THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN THEREON. SUCH HAS BEEN OBTAINED THROUGH RESUBMARC, PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES. UTILITY LOCATIONS ARE SUBJECT TO CHANGE. ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	2600179
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-030000013500
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	819 TRUMAN AVE LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 3 LOT 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$20,414.00						
Summary								
Year Built: 1982	Total Living Area: 784	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	784	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	50	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	180	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE SUMTER INC	Alternate Key:	1482160
Mailing Address:	1000 LAKE SUSMTER LDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000002800
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
Property Location:	1316 TEAKWOOD LN LADY LAKE FL 32159 Update Property Location	Trash/Recycling /Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 28 PB 18 PG 9 ORB 4620 PG 2398		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$19,599.00						
Summary								
Year Built: 1973		Total Living Area: 720		Central A/C: Yes		Attached Garage: No		
Bedrooms: 2		Full Bathrooms: 1		Half Bathrooms: 0		Fireplaces: 0		
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	312	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	208	N	0%	0%	
4	UTILITY ROOM (UTM)	No Wall Type (000)	1	64	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	1483140
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-020000009100
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	913 CINDY DR LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 LOT 91 PB 20 PGS 58-59 ORB 4622 PG 2112		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$19,399.00						
Summary								
Year Built: 1976	Total Living Area: 672	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	30	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	200	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	288	N	0%	0%	
5	UTILITY ROOM (UTM)	No Wall Type	1	64	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	2524308
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-035000040400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	704 TRUMAN AVE LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 3-1B LOT 404 PB 25 PG 33 ORB 4616 PG 2434		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$35,998.00	
Summary			
Year Built: 1980	Total Living Area: 672	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	80	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	150	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	308	N	0%	0%	
5	UTILITY ROOM (UTM)	No Wall Type	1	64	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	1482933
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-020000005400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	1015 NELL WAY LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 LOT 54 PB 20 PGS 58-59 ORB 4622 PG 1800		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH LAKE LOT MH SUB (0203)	0	0		1	LT	\$0.00	\$53,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$18,768.00						
Summary								
Year Built: 1973	Total Living Area: 672	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	80	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	200	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	
5	SCREEN PORCH (SPM)	No Wall Type	1	188	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	1535948
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000000200
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1321 PARADISE DR LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 2 PB 18 PG 9 ORB 4628 PG 1566		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$21,428.00	
Summary			
Year Built: 1973	Total Living Area: 720	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	
2	ATTACHED LIVING AREA (CBM)	No Wall Type (000)	1	240	N	0%	0%	
3	SCREEN PORCH (SPM)	No Wall Type (000)	1	108	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	324	N	0%	0%	
5	SCREEN PORCH (SPM)	No Wall Type	1	244	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	1732484
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-020000004500
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	1004 NELL WAY LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 LOT 45 PB 20 PGS 58-59 ORB 4625 PG 1662		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$17,250.00						
Summary								
Year Built: 1973	Total Living Area: 672	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	40	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	230	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	452	N	0%	0%	
5	UTILITY ROOM (UTM)	No Wall Type	1	64	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	1672201
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000001400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1028 VERMONT AVE LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 14 PB 18 PG 9 ORB 4633 PG 2404		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$23,848.00	
Summary			
Year Built: 1970	Total Living Area: 648	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	648	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	192	N	0%	0%	
3	ATTACHED LIVING AREA (CBM)	No Wall Type (000)	1	364	N	0%	0%	
4	UTILITY ROOM (UTM)	No Wall Type (000)	1	80	N	0%	0%	
5	ATTACHED LIVING AREA	No Wall Type	1	288	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	1672279
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000004000
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1011 ALOHA WAY LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 40 PB 18 PG 9 ORB 4633 PG 2433		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$20,559.00						
Summary								
Year Built: 1973	Total Living Area: 720	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	90	N	0%	0%	
3	ATTACHED LIVING AREA (CBM)	No Wall Type (000)	1	200	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	
5	SCREEN PORCH (SPM)	No Wall Type	1	216	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	BROWN MIKAL ET AL	Alternate Key:	2524031
Mailing Address:	608 RAINBOW BLVD LADY LAKE, FL 32159-2458 Update Mailing Address	Parcel Number:	06-18-24-035000029600
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	806 BEECHWOOD AVE LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
		Property Description:	ORANGE BLOSSOM GARDENS UNIT 3-1B LOT 296 PB 25 PG 33 ORB 4339 PG 2165

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$48,978.00	
Summary			
Year Built: 1980	Total Living Area: 960	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? Click here to Update My Information.			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	960	N	0%	0%	
2	SCREEN PORCH (SPM)	No Wall Type (000)	1	230	N	0%	0%	
3	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	296	N	0%	0%	
4	SCREEN PORCH (SPM)	No Wall Type (000)	1	202	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	LUTKOWSKI LINDA L	Alternate Key:	1484057
Mailing Address:	918 TARRSON BLVD LADY LAKE, FL 32159 Update Mailing Address	Parcel Number:	06-18-24-030000016900
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
Property Location:	918 TARRSON BLVD LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
		Property Description:	ORANGE BLOSSOM GARDENS UNIT 3 LOT 169 PB 23 PGS 27-29 ORB 3626 PG 422

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: \$21,505.00						
Summary								
Year Built: 1978		Total Living Area: 840		Central A/C: Yes		Attached Garage: No		
Bedrooms: 2		Full Bathrooms: 1		Half Bathrooms: 0		Fireplaces: 0		
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	840	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	275	N	0%	0%	
3	UTILITY ROOM (UTM)	No Wall Type (000)	1	96	N	0%	0%	

Exhibit A

Parcel ID #: 06182403000-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-02800

Lot 28 ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-40400

Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Page 27 through 29, Public Records of Lake County, Florida.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	Plat Book/Page
1	OBG3	135		819 Truman Ave	2600179	23/27-29
2	OBG1	28		1316 Teakwood	1482160	18/9
3	OBG2	91		913 Cindy Drive	1483140	20/58, 59
4	OBG3.1B	404		704 Truman Ave	2524308	25/33-35
5	OBG2	54		1015 Nell Way	1482933	20/58, 59
6	OBG1	2		1321 Paradise Drive	1535948	18/9
7	OBG2	45		1004 Nell Way	1732484	20/58, 59
8	OBG1	14		1028 Vermont Way	1672201	18/9
9	OBG1	40		1011 Aloha Way	1672279	18/9
10	OBG3.1B	296		806 Beechwood Ave	2524031	25/33-35
11	OBG3	169		918 Tarrson Blvd	1484057	23/27-29

7

2000

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsad
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06303

ExN _____
Rec 10
Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 9th day of March, 2015 between Cheryl Hammond, a single woman, whose post office address is 18465 E. Raven Drive, Queen Creek, AZ 85142, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240300-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 026102055, Florida Title 20280553 bearing Real Property Decal # R079320 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Dennis Larson

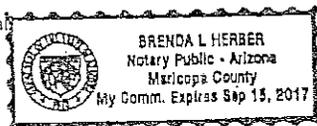
[Signature]
Cheryl Hammond

[Signature]
Witness Name: Christina S. Salmeron

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 10 day of March, 2015 by Cheryl Hammond, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Brenda Herber
My Commission Expires: 9/15/2017

2

IN THE CIRCUIT COURT OF THE FIFTH
JUDICIAL CIRCUIT IN AND FOR LAKE
COUNTY, FLORIDA

CASE NO: 2014 CA 1169

ADVANTAGE LAND, LLC,
A Florida Limited Liability Company,
Plaintiff,

-vs-

THOMAS McVAY,
COLLEEN MARCHESE,
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT and
LAKE COUNTY CLERK OF COURT,
Defendants.

2015 MAY -5 AM 9:55
CLERK OF CIRCUIT
AND COUNTY COURT
LAKE COUNTY
FLORIDA

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 22 day of April, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Lake County, Florida:

Lot 28, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1974 Manufacture Home bearing the ID #02611847H, Florida Title #1119776 and Real Property Decal #12066900.

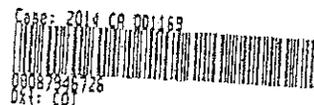
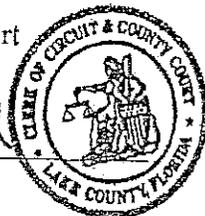
was sold to The Villages of Lake Sumter Inc, 1000 Lake Sumter Landing, The Villages, FL 32162

Witness my hand and seal of this Court on this 5 day of May,

2015.

NEIL KELLY
Clerk of the County Court
Lake County, Florida

By: H. Seod
Deputy Clerk



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45

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1580004 RETURN
ExN
Rec
Doc
Prepared by and return to
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06527

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Warranty Deed

This Warranty Deed made this 15th day of April, 2015 between Donna Pollinger, a married woman, individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, whose post office address is 1585 Inwood Avenue, Angola, NY 14008, grantor, and The Villages of Lake Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1976 HILL Manufactured Home, ID# 0261309J, Florida Title 13385264 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl Ziccardi
Witness Name: Cheryl Ziccardi

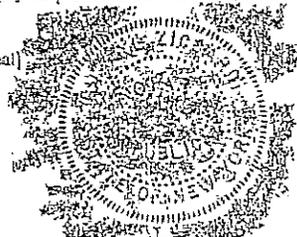
Donna Pollinger
Donna Pollinger, Individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991

Adam Jago
Witness Name: Adam Jago

State of New York
County of Erie

The foregoing instrument was acknowledged before me this 13 day of April, 2015 by Donna Pollinger, a married woman, individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Cheryl Ziccardi
Notary Public
Printed Name: Cheryl Ziccardi
My Commission Expires: 4/23/18

CHERYL ZICCARDI
No. 0121498520
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 04/23/2018

4

5500

Est _____
Taxes _____
L.I.C. _____
M.A. _____
Total _____

Prepared by and return to:
Gary Fuchs/ssa
Attorney at Law
McLin Burns
1028 Lake Sumter Landing
The Villages, FL 32182
File No.: P06588



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Warranty Deed

This Warranty Deed made this 17th day of April, 2015 between Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, whose post office address is 305 Brook Village Road, Apt. 3, Nashua, NH 03062, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32182 grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 LIBERTY Manufactured Home, ID# 10L13093, Florida Title 19136826 bearing Real Property Decal # R077658 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Alexis Elizabeth Morgan
Witness Name: Alexis Elizabeth Morgan

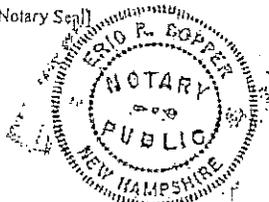
Catherine Elizabeth Morgan
Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995

Debra Farrar
Witness Name: DEBRA FARRAR

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 16 day of April, 2015 by Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Eric Sopper
Notary Public

Printed Name: ERIC SOPPER

My Commission Expires: ERIC P. SOPPER, Notary Public
19 JULY 2017

5

90,000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06016

Exp: _____
Rec: _____
Doc: _____
Int: _____
Total: _____

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Warranty Deed

This Warranty Deed made this 30th day of April, 2015 between Linda K. Kelly, a single woman and Jill N. Kelly, a single woman, whose post office address is 1435 Evergreen Court, Ossian, IN 46777, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0518240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02811222H thereon. The Titles have been retired.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Vicki DeBellis
Witness Name: VICKI DeBELLIS

Stacy R. Ashley
Witness Name: Stacy R. Ashley

Bolton DeSalcatone
Witness Name: Bolton DeSalcatone

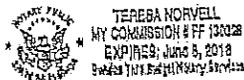
Linda K. Kelly
Linda K. Kelly

Jill N. Kelly
Jill N. Kelly

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Linda K. Kelly, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

6

82000

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06726

Em: _____
Rec: _____
Doc: _____
Int: _____
Total: _____

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RETURN

Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between James E. Scheiman and Joann M. Scheiman, husband and wife, whose post office address is 17448 SE 112th Court, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 90, Public Records of Lake County, Florida.

Together with a 1973 HILLMAN Manufactured Home, ID# 02613588G, Florida Title 6154043 bearing Real Property Decal # R386003 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Janice Senoburnetti
Witness Name: JANICE SENOBURNETTI

James E. Scheiman
James E. Scheiman

Stacy Spears
Witness Name: Stacy Spears

Joann M. Scheiman
Joann M. Scheiman

State of Florida
County of Lake

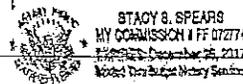
The foregoing instrument was acknowledged before me this 12th day of May, 2015 by James E. Scheiman and Joann M. Scheiman, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Stacy Spears
Notary Public

Printed Name:

My Commission Expires:



7

65000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06643

RETURN

Doc
Rec
Doc
Est
Title

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Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between Robert L. Smith, Jr., a single person, whose post office address is 1022 Neil Way, The Villages, FL 32169, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0616240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02612309H thereon. The Titles have been retired.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Groves Kee
Witness Name: Jennifer Groves Kee
John McBurn
Witness Name: John McBurn

Robert L. Smith, Jr.
Robert L. Smith, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Robert L. Smith, Jr., who is personally known or has produced a driver's license as identification.

[Notary Seal]



JENNIFER GROVESTEEEN
MY COMMISSION # EE 150654
EXPIRES: December 5, 2018
Bonded thru Budget Notary Services

Jennifer Groves Kee
Notary Public

Printed Name: Jennifer Groves Kee

My Commission Expires: 12/5/15

70,000

8

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06413

ExN _____
Rec 10
Doc _____
Int _____
Total _____

INSTRUMENT #2015060227
OR 8K 4633 PG 2404 - 2404 (1 PGS)
DATE: 6/4/2015 2:29:25 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00 DEED DOC \$490.00

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Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between John C. Verville and Larisa Verville, husband and wife, whose post office address is 3232 Hampton Lane, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1970 HILLCREST Manufactured Home, ID# HF4881D, Florida Title 8994673 bearing Real Property Decal # R439155 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

John C. Verville
John C. Verville

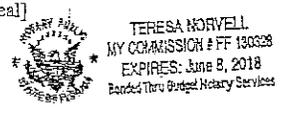
Jeanmarie Nichols
Witness Name: Jeanmarie Nichols

Larisa Verville
Larisa Verville

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by John C. Verville and Larisa Verville, husband and wife, who [] are personally known or [X] have produced a driver's license as identification, and military photo ID and Villages photo ID for John C. Verville.

[Notary Seal]



Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

74000

(9)

INSTRUMENT #2015060237,
OR BK 4633 PG 2433 - 2433 (1 PGS)
DATE: 6/4/2015 2:32:19 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00 DEED DOC \$518.00

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06723

EXN 10
Rec 10
Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, whose post office address is 73 Stony Road, Lancaster, NY 14086, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1973 Chev Manufactured Home, ID# G6291, Florida Title 10178668 bearing Real Property Decal # R0814914 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Kelly Ragosta
Witness Name: Kelly Ragosta

Lorraine Schalberg
Lorraine Schalberg

Karen Beckstein
Karen Beckstein f/k/a Karen J. Seiders

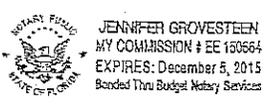
State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen
My Commission Expires: 12/5/15



10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

En 10
Rec 10
Doc 10
Int
Total

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Mikal L. Brown, whose post office address is 608 Rainbow Blvd, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Mikal L. Brown
Mikal L. Brown

Zinda Brasley
Witness Name: Zinda Brasley

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Mikal L. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]



Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

10

ExN 10
Rec 10
Doc 10
Int 10
Total 10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnised
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Nathan K. Brown, whose post office address is 14 Brandan Lane, Niskayuna, NY 12309, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and estates.

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: [Name]

[Signature]
Nathan K. Brown

[Signature]
Witness Name: [Name]

State of NY
County of Albany

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Nathan K. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

FATIMA ABDUL-HAMMED
Notary Public-State of New York
No. 01A35063025
Qualified in ALBANY
My Commission Expires 04/20/19

[Signature]
Notary Public

Printed Name: Fatima Abdul-Hammed

My Commission Expires: 4/20/19

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Doc
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Patrick E. Brown, whose post office address is 46 Zabel Hill Rd, Feura Bush, NY 12067, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

M. J. C. [Signature]
Witness Name: M. J. C. [Signature]

Patrick E. Brown [Signature]
Patrick E. Brown

David N. Weinraub [Signature]
Witness Name: David N. Weinraub [Signature]

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WEED66833
Qualified in Albany County
Commission Expires November 26, 2016

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Patrick E. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

David N. Weinraub [Signature]
Notary Public

Printed Name: David N. Weinraub

My Commission Expires: 11/26/16

10

Prepared by and return to:
Gary Euchslyg
Attorney at Law
McElin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Doc
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Ink
Total

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Timothy A. Brown, whose post office address is 213 Paisley Rd., Ballston Spa, NY 12020, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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,

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: [Name]

[Signature]
Timothy A. Brown

[Signature]
Witness Name: [Name]

State of New York
County of Saratoga

The foregoing instrument was acknowledged before me this 18th day of June, 2015 by Timothy A. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

BECKYA SNOELL
NOTARY PUBLIC STATE OF NEW YORK
FULTON COUNTY
LIC. #015816043
MY COMMISSION EXPIRES MAY 29, 20 19

[Signature]
Notary Public

Printed Name: Becky A. Snell

My Commission Expires: 05/29/2019

10

EN 10
RD _____
DCE _____
M _____
RAB _____

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Bobby B. Brown, whose post office address is 215 Terrace Mountain Rd, Schoharie, NY 12157, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Margaret Chubberson
Witness Name: Margaret Chubberson

Bobby B. Brown
Bobby B. Brown

Margaret Heldeuth
Witness Name: Margaret Heldeuth

State of New York
County of Schoharie

The foregoing instrument was acknowledged before me this 22 day of June, 2015 by Bobby B. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal] Margaret R. Rose
Notary Public

MARGARET R. ROSE
Notary Public State of New York
Schoharie County Reg. No. 0156072005
Commission Expires 2/21/17
Printed Name: MARGARET R. ROSE
My Commission Expires: 8/5/15

70

Ex. 0
Rec'd 0
Doc
Int. 70
Tax

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Kelly L. Brown, whose post office address is PO Box 26187, Christiansted, VI 00824-2187, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077356 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Claitor
Witness Name: Jennifer Claitor

Kelly L. Brown
Kelly L. Brown

Amy Patricia Parker De Sorko
Witness Name: Amy Patricia Parker De Sorko

State of Shelving
County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Kelly L. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]



Jaye A Whipper
Notary Public
Printed Name: Jaye A WHIPPER
My Commission Expires: July 9, 2018

10

ErN
 Rec 10
 Prepared by and return to
 Gary Fuchs/jg
 Attorney at Law
 McLin Burned
 1026 Lake Sumter Landing
 The Villages, FL 32162
 File No. P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Matthew S. Brown, whose post office address is 4 Huckleberry Road, Castleton, NY 12033, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

~~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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jodi Clark
 Witness Name: Jennifer Charles

Matthew S. Brown
 Matthew S. Brown

Amypatrice Parker DeSorbo
 Witness Name Amypatrice Parker DeSorbo

State of St. Croix
 County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Matthew S. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]



Jaye A Whipper
 Notary Public
 Printed Name: Jaye A Whipper
 My Commission Expires: July 9, 2018

80,000

10

Ex-N 10
Rec _____
Doc _____
Int _____
Total _____

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Peter M. Brown, whose post office address is 21 High Street, Rensselaer, NY 12144, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

~~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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Laura Karasinski

[Signature]
Peter M. Brown

[Signature]
Witness Name: Sincerely [Signature]

DAVID N. WEINBAUM
Notary Public, State of New York
Not. 2W 00165633
Qualified in Albany County
Commission Expires November 23, 2017

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Peter M. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: David Weinbaum
My Commission Expires: 11/23/17

9,000

17

Prepared by and return to:
Gary Fuchs/jag
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06686

ExN _____
Rec 10 _____
Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 26th day of June, 2015 between Linda L. Lutkowski, a single woman, whose post office address is 36 Acorn Circle, Apt 102, Baltimore, MD 21286, grantor, and The Villages of Lake Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee;

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1978 BRIGHT Manufactured Home, ID# 3R60R38545, Florida Title 14955337 bearing Real Property Decals # R12447644.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Candace [Signature]

Linda L. Lutkowski
Linda L. Lutkowski

Witness Name: [Signature]

State of Maryland
County of Baltimore

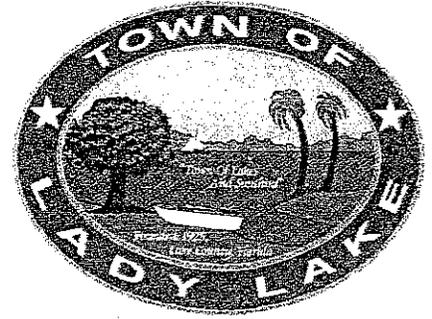
The foregoing instrument was acknowledged before me this 26th day of June, 2015 by Linda L. Lutkowski, a single woman who is personally known or has produced a driver's license as identification.

[Notary Seal]

Patricia A. Mack
Notary Public

Printed Name: Patricia A. Mack

My Commission Expires: PATRICIA A. MACK
NOTARY PUBLIC-STATE OF MARYLAND
My Commission Expires July 2, 2018



July 27, 2015

RE: Annexation Ordinance 2015-08, Small Scale Comprehensive Plan Amendment 2015-09, and Rezoning Ordinance 2015-10

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the 11 lots.

Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, August 10, 2015 at 5:30 p.m.

LOCAL PLANNING AGENCY - Wednesday, September 2, 2015 at 5:30 p.m.

TOWN COMMISSION MEETING - Wednesday, September 2, 2015 at 6:00 p.m.

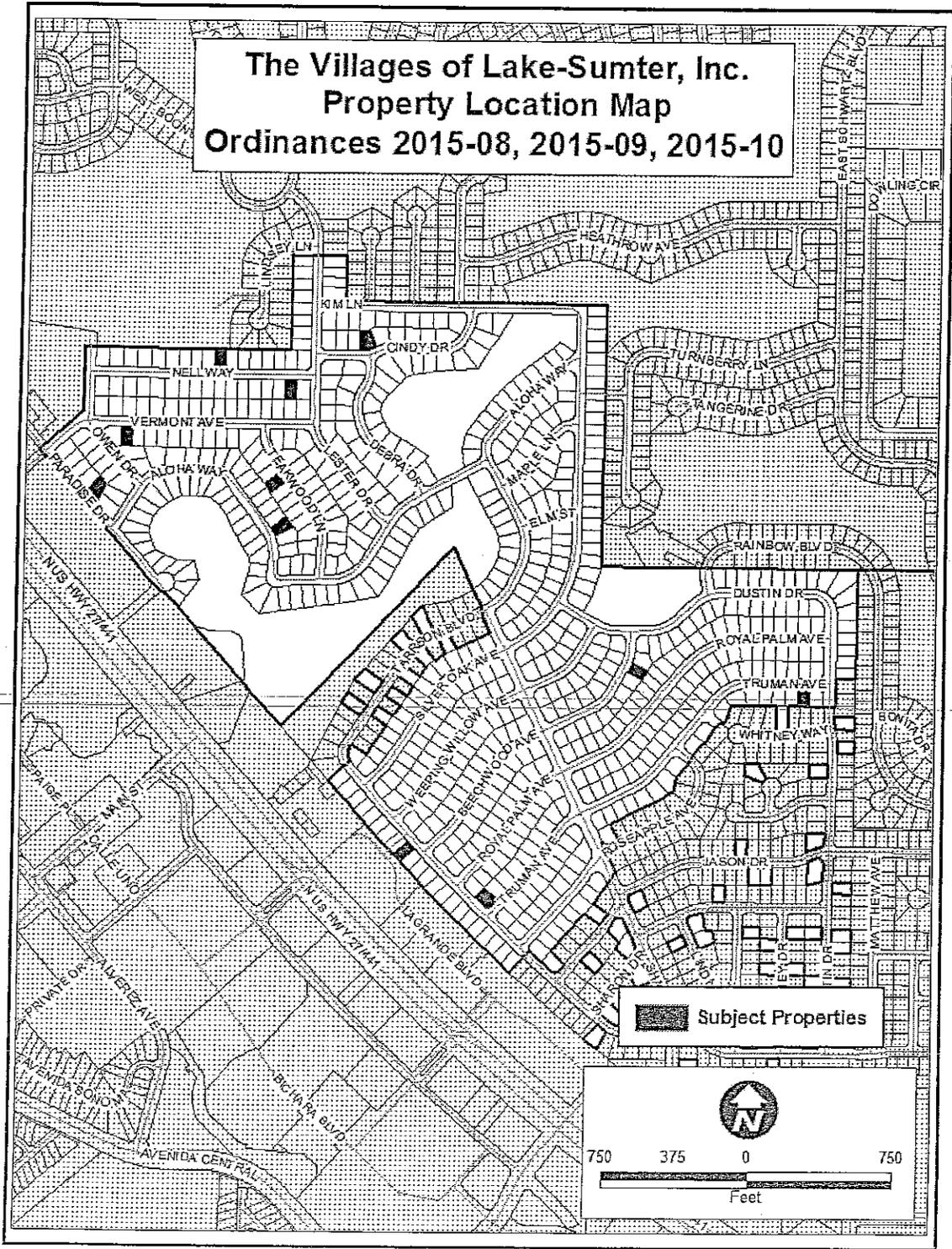
TOWN COMMISSION MEETING- Wednesday, September 16, 2015 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,

Wendy Then, CFM
Town Planner

The Villages of Lake-Sumter, Inc.
Property Location Map
Ordinances 2015-08, 2015-09, 2015-10



Property Owners within
150' Radius of Annexation

Alt Key	Owner Name	Owner Address	Owner City
2796502	ALDEN JOHN & KATHRYN A	19 THICKETWOOD PL RR3	BRECHIN
2706236	ALLEN DENNIS L TRUSTEE	5301 SADDLEBROOK ST	LADY LAKE
1482038	AMIGONE NICK	1041 ALOHA WAY	LADY LAKE
2536489	AMSELLEM DAVID & ROSE E	731 ROYAL PALM AVE	LADY LAKE
1483131	ANDERSON RUSSELL C TRUSTEE	909 CINDY DR	LADY LAKE
3030460	ANDERSON WALTER	1422 LINDSEY LN	LADY LAKE
1482011	ANDRE ORVILLE J JR	1308 OWEN DR	LADY LAKE
1672392	ANTHONY PICCIONE LLC	416 SE 29TH TER	OCALA
1483166	ARNOLD GERALD W ET AL	917 CINDY DR	LADY LAKE
1484090	ASH BARBARA	908 TARRSON BLVD	LADY LAKE
2781581	BANKS JAMES T & DEBORAH N	509 YELLOW CREEK RD	BAIL GROUND
1482887	BANNASCH MARY E	1006 NELL WAY	LADY LAKE
2687991	BARCUS PAULE & JILL A	4203 W KENNEWICK AVE # 21	KENNEWICK
1483085	BARI RALPH J	914 KIM LN	LADY LAKE
1483336	BARRY RICHARD I SR & JANICE C	278 PUMPKIN HILL	ASFORD
1482151	BARTLETT JOYCE M	1318 TEAKWOOD LN	LADY LAKE
1672538	BEDARD MICHAEL & KAREN	57 STACEY DR	HOPKINTON
1482488	BELIN JOHN J & D J AMANDA	PO BOX 28	LADY LAKE
2706325	BENSON MARY E LIFE ESTATE	13517 NE 86TH DR # 109	LADY LAKE
2741970	BETTER THAN GOOD ENTERPRISES LLC	PO BOX 1427	LADY LAKE
2717971	BOONE E R & TRUDY C	615 SILVER SPRINGS BLVD	OCALA
1672597	BORZELLO FAMILY TRUST - FBO MARIELLE BORZELLO	2 BLALOCK CIR	HOUSTON
1732603	BOTE JAMES E & JEAN N	703 HEATHROW AVE	LADY LAKE
1483204	BOUCHARD RENE E	1315 LESTER DR	LADY LAKE
2706295	BOUFFORD EDWARD J	727 ROYAL PALM AVE	LADY LAKE
2831243	BRIEMER LORRAINE F LIFE ESTATE	1201 DUSTIN DR	LADY LAKE
1482674	BRIGGS KENNETH C JR & ANITA M	3227 FULLER ST	PHILADELPHIA
1482950	BRINGOLA THOMAS J TRUSTEE & - JUDITH M BRINGOLA	PO BOX 601	NORTH WOODSTOCK
1371155	BRUNEAU BETH M	1003 VERMONT AVE	LADY LAKE
1672546	CAPUTO FRANK C	1404 LESTER DR	LADY LAKE
2519851	CARTER DOROTHY W	1002 NELL WAY	LADY LAKE
2891769	CHANEY MARIE E TRUSTEE	913 KIM LN	LADY LAKE
2535351	CLARK SUZY B & KEITH	793 CHERRY ST	ALTAMONTE SPRINGS

Property Owners within

150' Radius of Annexation

1484065	COCHRAN RICHARD L & DELORES T	1320 WHEATLEY ST	PORT CHARLOTTE
2743263	COLVIN SUE B & - SALLY RETZER	701 WHITNEY WAY	LADY LAKE
1483328	CONSIGLIO ANTHONY J & PAMELA	1316 DEBRA DR	LADY LAKE
1484138	COOMBE ROY	834 TARRSON BLVD	LADY LAKE
2776170	COZ PROPERTIES LLC	39 ASPEN RD	OGDEN DUNES
1672210	CRANE G EDWARD & MADELENE A TRUSTEES	1022 VERMONT AVE	LADY LAKE
2743298	CURRAN JOSEPHINE & - BERNADETTE O'REGAN	1611 DURAN DR	LADY LAKE
1482020	DAIN MARY P TRUSTEE	1304 OWEN DR	LADY LAKE
3027396	DAMERON THOMAS O	1415 LINDSEY LN	LADY LAKE
1482208	DANIEL O'NEIL LLC	3338 ROANOKE ST	THE VILLAGES
1768039	DANIEL O'NEIL LLC	3338 ROANOKE ST	THE VILLAGES
1672414	DAVIS STEPHEN H & BRENDA S	9111-8 TIMBERBROOK LN	FLORENCE
2582774	DE PALMA PATRICIA	1043 ALOHA WAY	LADY LAKE
1484049	DERIAS ONSI	2006 SE 28TH PL	OCALE
1482178	DOERR STANLEY	1310 TEAKWOOD LN	LADY LAKE
2686758	EDWARDS JOHN THOMAS	3978 S ATCHINSON WAY	AURORA
2575051	EHLINGER CHARLES A & SHERRYL R COLE-	728 TRUMAN AVE	LADY LAKE
2667508	ENGELBRECHT DUANE E & FLEUR E	1236 DUSTIN DR	LADY LAKE
2603763	EVANS ROXANNE L	809 BEECHWOOD AVE	LADY LAKE
1482216	FEMINO MICHAEL	PO BOX 98	LADY LAKE
2684259	FENLONG DAVID L & ANN L	3630 US HWY 11	DE KALB JUNCTION
1732760	FERGUSON TERRY & FRANCES	902 TARRSON BLVD	LADY LAKE
1672520	FICKLE DELORES A	1013 NELL WAY	LADY LAKE
1482275	FINCH HELEN J LIFE ESTATE	1021 ALOHA WAY	LADY LAKE
2685883	FISHER JERRY W & ELIZABETH G	706 TRUMAN AVE	LADY LAKE
1672465	FISLER CHARLES TRUSTEE & - BARBARA FISLER TRUSTEE	471 GASKIN LN	THE VILLAGES
1482844	FLANAGAN EVELYN D TRUSTEE	1020 NELL WAY	LADY LAKE
1482143	FLYNN MICHAEL	1945 NOBLE ST	LEMON GROVE
1482925	FRIEDAY RONALD A & CAROL L	1011 NELL WAY	LADY LAKE
1482763	GATTO DOROTHY A TRUSTEE	1027 VERMONT AVE	LADY LAKE
1484111	GENTRY JOHN M	904 TARRSON BLVD	LADY LAKE
1672376	GONNELLI DONNA L	1022 ALOHA WAY	LADY LAKE
1732662	GONZALEZ MIGUEL V	925 BEECHWOOD AVE	LADY LAKE
2524090	GORLICH WAYNE L	1234 DUSTIN DR	LADY LAKE

Property Owners within

150' Radius of Annexation

1672236	GORLICH WAYNE L	1234 DUSTIN DR	THE VILLAGES
3857645	GRANDE COMMERCIAL PROPERTY LLC	PO BOX 471476	LAKE MONROE
3332172	GRANT MEREDITH O & MARIE T LIFE ESTATE	1420 LINDSEY LN	LADY LAKE
2684879	GREEN JAMES A & DOROTHEA I ROBILARD	704 ROYAL PALM DR	LADY LAKE
1483174	GREENSTEIN LAWRENCE N	919 CINDY DR	LADY LAKE
1482224	GROVES FAMILY TRUST - C/O B EUGENE & DOROTHY M GROVES	1009 ALOHA WAY	LADY LAKE
2718030	GUTHRIE VERDIE M TRUSTEE	737 ROYAL PALM AVE	LADY LAKE
2683848	HAMMER NORBERT F JR	PO BOX 27	LADY LAKE
1672287	HARMON DAVID L & DEBRA	1023 ALOHA WAY	LADY LAKE
1200474	HAVERKAMP CONSTANCE A	819 ROYAL PALM AVE	LADY LAKE
1483417	HAWKINS LOYD J & DORIS C	4231 HERMITAGE RD	OLD HICKORY
2575069	HEINEMEYER EMIELIE	733 ROYAL PALM AVE	LADY LAKE
1483808	HERSHBERGER KENNETH & PEGGY MASTERS	4491 ALDER DR	FLINT
1483875	HINES CAROLE E	821 ROYAL PALM AVE	LADY LAKE
1482062	HOAK DONNA L	2257 LOWRY RD	THE VILLAGES
1672481	HOGAN RONALD E & JOAN C	506 FISHER AVE	SUPERIOR
1672449	HOLDA SANDRA C	1050 OCEAN PEBBLES WAY	VIRGINIA BEACH
1482259	HUBBELL FRANK W JR & FRANCES A LIFE ESTATE	1017 ALOHA WAY	LADY LAKE
1672503	HUNTER JEFFREY T	1012 NELL WAY	LADY LAKE
1371236	HURLEY BARBARA G L & ARTHUR E JR	809 N WOLF RD	MELROSE PARK
1482267	INGOLIA LEO J JR ET AL	1019 ALOHA WAY	LADY LAKE
2667516	INTERLANDI GUS A	1202 DUSTIN DR	LADY LAKE
1672155	ITTNER KENNETH M SR & KENNETH M ITTNER JR	1323 PARADISE DR	LADY LAKE
1483069	JACKS DEBORA K	918 KIM LANE	LADY LAKE
1482861	JARVIS EDWARD T	1010 NELL WAY	LADY LAKE
1482755	JARVIS THERESA S	3004 BROADWAY RD	ATTICA
2659441	JONES BILLY F	710 TRUMAN AVE	LADY LAKE
1482712	JONES KENNETH G	4011 SW 5TH AVE	OCALA
1732492	KELLOGG PATRICK F & CAROLYNN	907 CINDY DR	LADY LAKE
1371147	KENT ROBERT & LINDA C	30 BLATHERWICK RD	NEWARK
1753627	KOOGLE JAMES D & SARA	814 TRUMAN AVE	LADY LAKE
1672741	KRICK DANIEL & BRENDA	7026 MONACO DR SE	OLYMPIA
1483905	KUHLMANN BRUNO LIFE ESTATE	818 ROYAL PALM AVE	LADY LAKE
1672627	LACH LINDA E	911 CINDY DR	LADY LAKE

Property Owners within
150' Radius of Annexation

1483051 LADLEY DONNA L & JOHN W WEST
 2684852 LEAVERTON HOWARD A & CHRISTINE A
 1482577 LEISUREVILLE LLC
 1483891 LEVINE DAVID M & MARSHA S
 1672171 LIMA NELSON A & ROSETTA
 1482852 LOISELLE ALAN & JANIS E
 1482135 LONGCHAMPS RAYMOND A
 1672261 MAC GREGOR LILIAN M
 2524057 MALLOY JOHN & SUSAN ANNE
 1482194 MALONEY JOHN L ET AL
 1371171 MANGIONE MICHAEL & BONNIE A
 1672333 MARCUM WAYNE & LUELLEN
 1371180 MARUSCHAK TIMOTHY J & BRENDA M LIFE ESTATE
 1483930 MC CAULEY MICHAEL L & SUSAN
 1484120 MC CLELLAN CARLE
 1482305 MC INTOSH FRANK & BARBARA
 2699655 MC MILLAN HARMON LIFE ESTATE & DRAXIE N BOLAM TRUSTEE
 1482879 MERFELD WILLIAM R & PATRICIA M
 1483948 MITCHELL NANCY L
 2670681 MODEN ROBERT V & LUCILLE H
 1482801 MOLNAR EILEEN S
 1483883 MUCCI STEPHEN L & LISA M MASSI
 1483794 MULDERIG RONALD A & LINDA G
 1798132 MURPHY JOHN & MARY T
 2608650 NEWMAN JO ANN LIFE ESTATE
 1482780 NICHOLAS CHARLES DAVID & JOAN F
 2683856 NICHOLS DAVID & MARY
 1484081 NORD LLOYD D & SUSAN L
 1672163 O'BRAY LARRY C & DOROTHY
 2573813 O'NEILL THEODORE G
 2898909 OSMAN ELSIE B & LEAH I CRESSOTTI
 1482003 OSTOFI GARY ION & HARUYO KOBAYASHI
 1672511 OSTRANDER HOWARD L
 2535377 OWENS DORIS M TRUSTEE

922 KIM LN
 735 ROYAL PALM AVE
 6 MONROE ST
 820 ROYAL PALM AVE
 344 JUAREZ WAY
 117 11TH ST
 1322 TEAKWOOD LN
 73 GRANT BLIGHT CRES
 4 ARTHUR RD
 373 FARRELL RD
 1014 NELL WAY
 7469 N ELMS RD
 1005 NELL WAY
 813 TRUMAN AVE
 838 TARRSON BLVD
 17277 HANOVER ST
 707 TRUMAN AVE
 1008 NELL WAY
 816 TRUMAN AVE
 703 TRUMAN AVE
 39 SUMMERFIELD ST
 823 ROYAL PALM AVE
 924 BEECHWOOD AVE
 770 BOSTON NECK RD
 802 WEEPING WILLOW AVE
 288 SALERNO ST
 4117 HILLSIDE DR
 912 TARRSON BLVD
 80 LOMOND BLVD
 816 ROYAL PALM AVE
 47 CROWN ST
 12-25 HAMILTON ST S
 1007 NELL WAY
 926 WEEPING WILLOW AVE
 LADY LAKE
 LADY LAKE
 GEORGETOWN
 LADY LAKE
 THE VILLAGES
 PROVIDENCE
 LADY LAKE
 NEWMARKET
 ROCHESTER
 WILLSBORO
 LADY LAKE
 FLUSHING
 LADY LAKE
 LADY LAKE
 LADY LAKE
 ALLEN PARK
 LADY LAKE
 LADY LAKE
 LADY LAKE
 LADY LAKE
 NAUGATUCK
 LADY LAKE
 LADY LAKE
 SUFFIELD
 LADY LAKE
 OSHAWA
 CEDAR FALLS
 LADY LAKE
 WINNEPEG
 LADY LAKE
 WESTFIELD
 WATERDOWN
 LADY LAKE
 LADY LAKE

Property Owners within
150' Radius of Annexation

1483077 PAUL VICTOR H & MADELEINE L
 1482186 PETROSINO STEVEN & LYNN
 2787104 PFLUG LINDA A
 1482917 PHELPS DENNIS & JOAN
 2684887 PHEMISTER ALLEN
 2575034 PIDATELLA ANTHONY C
 1482798 POLAND ROBERT & DORIS
 2670690 POOLE KENNETH B & PAULA
 1672244 PORTA-HARMON LLC
 1482461 PORTO JOHN & PATRICIA
 2800526 POYNTON AGNES P TRUSTEE
 2686634 PULLANO WILLIAM & MARIA
 2795450 R & F PROPERTIES OF LAKE COUNTY INC
 2743255 RATHBUN ROBERT E ET AL
 2741961 RETZER RAYMOND R & SALLY B
 2566612 RICHARDSON RONALD D & VIVIAN K
 1482941 RICKIS ALBERT C & SHIRLEY A
 1482666 RINDLER MARY BETH
 2585978 RISSMANN-JOYCE STACIE L
 1535956 RITTER JOSEF M & TONI V
 2575646 SAUNDERS KORLENE L
 1672406 SAVAGE BERNADINE LIFE ESTATE
 2535385 SAVAGE SHAREN L
 2573635 SCHEEL ALLEN L & CAROL G
 1672252 SCHMIED KEITH TRUSTEE
 1672473 SCHUBERT ROBERT & ELAINE
 1483972 SECRETARY OF HOUSING & URBAN DEVELOPMENT
 1672589 SERGE EILEEN
 1732450 SHACKELFORD THERESA
 2701013 SHANKLE LINDA D
 1482470 SHARPE ELEANOR M LIFE ESTATE
 1484103 SHIPLEY RONALD E
 1482682 SKINNER JAMES R & PAULA A SKINNER
 1483425 SMITH MICHAEL L & LISA B

1 SEBBINS POND DR BEDFORD
 8815 TOYPORT DR DUBLIN
 185-01 50TH AVE FLUSHING
 1862 LEDGE RD BASOM
 702 ROYAL PALM AVE LADY LAKE
 708 TRUMAN AVE LADY LAKE
 1033 VERMONT AVE LADY LAKE
 806 WEeping WILLOW AVE LADY LAKE
 1023 ALOHA WAY LADY LAKE
 500 ELM ST EXT UNIT 14-3 NORTH HAVEN
 1240 DUSTIN DR LADY LAKE
 70-50 MANSE ST FOREST HILLS
 849 HAWK LNDG FRUITLAND PARK
 135 SKUNK-HILL RD HOPE VALLEY
 2612 WHATLEY AVE APT 14 SAVANNAH
 805 BEECHWOOD AVE LADY LAKE
 1017 NELL WAY LADY LAKE
 2410 TROY SIDNEY RD TROY
 14516 ROUND LAKE BLVD ANDOVER
 112 TERRACEVIEW RD DE WITT
 807 BEECHWOOD AVE LADY LAKE
 1317 TEAKWOOD LN LADY LAKE
 822 ROYAL PALM AVE LADY LAKE
 817 ROSEAPPLE AVE LADY LAKE
 1306 TEAKWOOD LN LADY LAKE
 1017 VERMONT AVE LADY LAKE
 3751 MAGUIRE BLVD STE 270 ORLANDO
 5240 KATHLEEN CT OAK FOREST
 1304 TEAKWOOD LN LADY LAKE
 817 TRUMAN AVE LADY LAKE
 1020 ALOHA WAY LADY LAKE
 906 TARRSON BLVD LADY LAKE
 1001 VERMONT AVE LADY LAKE
 2528 S ADAMS ST ARLINGTON

Property Owners within
150' Radius of Annexation

Owner State	Owner Zip	Owner Country	Property Address
ONTARIO		CANADA	916 CINDY DR LADY LAKE FL 32159
FL	32159		810 BEACHWOOD AVE LADY LAKE FL 32159
FL	32159		1041 ALOHA WAY LADY LAKE FL 32159
FL	32159		731 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		909 CINDY DR LADY LAKE FL 32159
FL	32159		1422 LINDSEY LN LADY LAKE FL 32159
FL	32159		1308 OWEN DR LADY LAKE FL 32159
FL	34471		1315 TEAKWOOD LN LADY LAKE FL 32159
FL	32159		917 CINDY DR LADY LAKE FL 32159
FL	32159		908 TARRSON BLVD LADY LAKE FL 32159
GA	30107		1125 DUSTIN DR LADY LAKE FL 32159
FL	32159		1006 NELL WAY LADY LAKE FL 32159
WA	99336		729 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		914 KIM LN LADY LAKE FL 32159
CT	06278		1318 DEBRA DR LADY LAKE FL 32159
FL	32159		1318 TEAKWOOD LN LADY LAKE FL 32159
NH	03229		1019 NELL WAY LADY LAKE FL 32159
FL	32159		1018 ALOHA WAY LADY LAKE FL 32159
FL	32159		705 TRUMAN AVE LADY LAKE FL 32159
FL	32158		1119 DUSTIN DR LADY LAKE FL 32159
FL	34470		804 WEEPING WILLOW AVE LADY LAKE FL 32159
TX	77024		920 KIM LN LADY LAKE FL 32159
FL	32159		924 WEEPING WILLOW AVE LADY LAKE FL 32159
FL	32159		1315 LESTER DR LADY LAKE FL 32159
FL	32159		727 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		1201 DUSTIN DR LADY LAKE FL 32159
PA	19136		1002 VERMONT AVE LADY LAKE FL 32159
NH	03262		1021 NELL WAY LADY LAKE FL 32159
FL	32159		1003 VERMONT AVE LADY LAKE FL 32159
FL	32159		1404 LESTER DR LADY LAKE FL 32159
FL	32159		1002 NELL WAY LADY LAKE FL 32159
FL	32159		913 KIM LN LADY LAKE FL 32159
FL	32701		1014 ALOHA WAY LADY LAKE FL 32159

Property Owners within
150' Radius of Annexation

FL	33953	916 TARRSON BLVD LADY LAKE FL 32159
FL	32159	701 WHITNEY WAY LADY LAKE FL 32159
FL	32159	1316 DEBRA DR LADY LAKE FL 32159
FL	32159	834 TARRSON BLVD LADY LAKE FL 32159
IN	46368	705 WHITNEY WAY LADY LAKE FL 32159
FL	32159	1022 VERMONT AVE LADY LAKE FL 32159
FL	32159	1121 DUSTIN DR LADY LAKE FL 32159
FL	32159	1304 OWEN DR LADY LAKE FL 32159
FL	32159	1415 LINDSEY LN LADY LAKE FL 32159
FL	32162	1005 ALOHA WAY LADY LAKE FL 32159
FL	32162	1311 TEAKWOOD LN LADY LAKE FL 32159
KY	41042	1319 TEAKWOOD LN LADY LAKE FL 32159
FL	32159	1043 ALOHA WAY LADY LAKE FL 32159
FL	34471	924 TARRSON BLVD LADY LAKE FL 32159
FL	32159	1310 TEAKWOOD LN LADY LAKE FL 32159
CO	80014	820 TRUMAN AVE LADY LAKE FL 32159
FL	32159	803 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	1236 DUSTIN DR LADY LAKE FL 32159
FL	32159	809 BEECHWOOD AVE LADY LAKE FL 32159
FL	32158	1007 ALOHA WAY LADY LAKE FL 32159
NY	13630	923 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	902 TARRSON BLVD LADY LAKE FL 32159
FL	32159	1013 NELL WAY LADY LAKE FL 32159
FL	32159	1021 ALOHA WAY LADY LAKE FL 32159
FL	32159	706 TRUMAN AVE LADY LAKE FL 32159
FL	32162	1015 VERMONT AVE LADY LAKE FL 32159
FL	32159	1020 NELL WAY LADY LAKE FL 32159
CA	91945	1320 TEAKWOOD LN LADY LAKE FL 32159
FL	32159	1011 NELL WAY LADY LAKE FL 32159
FL	32159	1027 VERMONT AVE LADY LAKE FL 32159
FL	32159	904 TARRSON BLVD LADY LAKE FL 32159
FL	32159	1022 ALOHA WAY LADY LAKE FL 32159
FL	32159	925 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	1234 DUSTIN DR LADY LAKE FL 32159

Property Owners within

150' Radius of Annexation

FL	32159	1314 TEAKWOOD LN	LADY LAKE FL 32159
FL	32747	104 LAGRANDE BLVD	LADY LAKE FL 32159
FL	32159	1420 LINDSEY LN	LADY LAKE FL 32159
FL	32159	704 ROYAL PALM DR	LADY LAKE FL 32159
FL	32159	919 CINDY DR	LADY LAKE FL 32159
FL	32159	1009 ALOHA WAY	LADY LAKE FL 32159
FL	32159	737 ROYAL PALM AVE	LADY LAKE FL 32159
FL	32158	706 ROYAL PALM AVE	LADY LAKE FL 32159
FL	32159	1023 ALOHA WAY	LADY LAKE FL 32159
FL	32159	819 ROYAL PALM AVE	LADY LAKE FL 32159
TN	37138	1317 DEBRA DR	LADY LAKE FL 32159
FL	32159	733 ROYAL PALM AVE	LADY LAKE FL 32159
MI	48506	922 BEECHWOOD AVE	LADY LAKE FL 32159
FL	32159	821 ROYAL PALM AVE	LADY LAKE FL 32159
FL	32162	1024 VERMONT AVE	LADY LAKE FL 32159
WI	54880	1030 NELL WAY	LADY LAKE FL 32159
VA	23451	1005 VERMONT AVE	LADY LAKE FL 32159
FL	32159	1017 ALOHA WAY	LADY LAKE FL 32159
FL	32159	1012 NELL WAY	LADY LAKE FL 32159
IL	60164	1313 LESTER DR	LADY LAKE FL 32159
FL	32159	1019 ALOHA WAY	LADY LAKE FL 32159
FL	32159	1202 DUSTIN DR	LADY LAKE FL 32159
FL	32159	1323 PARADISE DR	LADY LAKE FL 32159
FL	32159	918 KIM LN	LADY LAKE FL 32159
FL	32159	1010 NELL WAY	LADY LAKE FL 32159
NY	14011	1025 VERMONT AVE	LADY LAKE FL 32159
FL	32159	710 TRUMAN AVE	LADY LAKE FL 32159
FL	34471	1013 VERMONT AVE	LADY LAKE FL 32159
FL	32159	907 CINDY DR	LADY LAKE FL 32159
NOTTINGHAMSHIRE		1313 TEAKWOOD LN	LADY LAKE FL 32159
FL	32159	814 TRUMAN AVE	LADY LAKE FL 32159
WA	98501	818 TRUMAN AVE	LADY LAKE FL 32159
FL	32159	818 ROYAL PALM AVE	LADY LAKE FL 32159
FL	32159	911 CINDY DR	LADY LAKE FL 32159

Property Owners within
150' Radius of Annexation

FL	32159		922 KIM LN	LADY LAKE FL 32159
FL	32159		735 ROYAL PALM AVE	LADY LAKE FL 32159
MA	01833		1321 TEAKWOOD LN	LADY LAKE FL 32159
FL	32159		820 ROYAL PALM AVE	LADY LAKE FL 32159
FL	32159		1312 OWEN DR	LADY LAKE FL 32159
RI	02906		1016 NELL WAY	LADY LAKE FL 32159
FL	32159		1322 TEAKWOOD LN	LADY LAKE FL 32159
ONTARIO		CANADA	1003 ALOHA WAY	LADY LAKE FL 32159
KENT		ENGLAND	804 BEECHWOOD AVE	LADY LAKE FL 32159
NY	12996		1001 ALOHA WAY	LADY LAKE FL 32159
FL	32159		1014 NELL WAY	LADY LAKE FL 32159
MI	48433		1035 ALOHA WAY	LADY LAKE FL 32159
FL	32159		1005 NELL WAY	LADY LAKE FL 32159
FL	32159		813 TRUMAN AVE	LADY LAKE FL 32159
FL	32159		838 TARRSON BLVD	LADY LAKE FL 32159
MI	48101		1303 OWEN DR	LADY LAKE FL 32159
FL	32159		707 TRUMAN AVE	LADY LAKE FL 32159
FL	32159		1008 NELL WAY	LADY LAKE FL 32159
FL	32159		816 TRUMAN AVE	LADY LAKE FL 32159
FL	32159		703 TRUMAN AVE	LADY LAKE FL 32159
CT	06770		1032 NELL WAY	LADY LAKE FL 32159
FL	32159		823 ROYAL PALM AVE	LADY LAKE FL 32159
FL	32159		924 BEECHWOOD AVE	LADY LAKE FL 32159
CT	06078		1024 ALOHA WAY	LADY LAKE FL 32159
FL	32159		802 WEEPING WILLOW AVE	LADY LAKE FL 32159
ONTARIO		CANADA	1031 VERMONT AVE	LADY LAKE FL 32159
IA	50613		709 TRUMAN AVE	LADY LAKE FL 32159
FL	32159		912 TARRSON BLVD	LADY LAKE FL 32159
MANITOBA		CANADA	1325 PARADISE DR	LADY LAKE FL 32159
FL	32159		816 ROYAL PALM AVE	LADY LAKE FL 32159
MA	01085		1123 DUSTIN DR	LADY LAKE FL 32159
ONTARIO		CANADA	1310 OWEN DR	LADY LAKE FL 32159
FL	32159		1007 NELL WAY	LADY LAKE FL 32159
FL	32159		926 WEEPING WILLOW AVE	LADY LAKE FL 32159

Property Owners within

150' Radius of Annexation

NH	03110	916 KIM LN	LADY LAKE FL 32159
OH	43017	1308 TEAKWOOD LN	LADY LAKE FL 32159
NY	11365	812 BEECHWOOD AVE	LADY LAKE FL 32159
NY	14013	1009 NELL WAY	LADY LAKE FL 32159
FL	32159	702 ROYAL PALM AVE	LADY LAKE FL 32159
FL	32159	708 TRUMAN AVE	LADY LAKE FL 32159
FL	32159	1033 VERMONT AVE	LADY LAKE FL 32159
FL	32159	806 WEeping WILLOW AV	LADY LAKE FL 32159
FL	32159	1312 TEAKWOOD LN	LADY LAKE FL 32159
CT	06473	1026 ALOHA WAY	LADY LAKE FL 32159
FL	32159	1240 DUSTIN DR	LADY LAKE FL 32159
NY	11375	1030 VERMONT AVE	LADY LAKE FL 32159
FL	34731	295 SOUTH US HWY 441/27	LADY LAKE FL 32159
RI	02832	703 WHITNEY WAY	LADY LAKE FL 32159
GA	31404	707 WHITNEY WAY	LADY LAKE FL 32159
FL	32159	805 BEECHWOOD AVE	LADY LAKE FL 32159
FL	32159	1017 NELL WAY	LADY LAKE FL 32159
OH	45373	1316 LESTER DR	LADY LAKE FL 32159
MN	55303	815 TRUMAN AVE	LADY LAKE FL 32159
NY	13214	922 TARRSON BLVD	LADY LAKE FL 32159
FL	32159	807 BEECHWOOD AVE	LADY LAKE FL 32159
FL	32159	1317 TEAKWOOD LN	LADY LAKE FL 32159
FL	32159	822 ROYAL PALM AVE	LADY LAKE FL 32159
FL	32159	817 ROSEAPPLE AVE	LADY LAKE FL 32159
FL	32159	1306 TEAKWOOD LN	LADY LAKE FL 32159
FL	32159	1017 VERMONT AVE	LADY LAKE FL 32159
FL	32803	815 ROSEAPPLE AVE	LADY LAKE FL 32159
IL	30452	924 KIM LN	LADY LAKE FL 32159
FL	32159	1304 TEAKWOOD LN	LADY LAKE FL 32159
FL	32159	817 TRUMAN AVE	LADY LAKE FL 32159
FL	32159	1020 ALOHA WAY	LADY LAKE FL 32159
FL	32159	906 TARRSON BLVD	LADY LAKE FL 32159
FL	32159	1001 VERMONT AVE	LADY LAKE FL 32159
VA	22206	918 CINDY DR	LADY LAKE FL 32159

Property Owners within
150' Radius of Annexation

FL	32159	808 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	1022 NELL WAY LADY LAKE FL 32159
FL	32159	1007 VERMONT AVE LADY LAKE FL 32159
FL	34748	1001 NELL WAY LADY LAKE FL 32159
FL	32159	1039 ALOHA WAY LADY LAKE FL 32159
FL	32159	836 TARRSON BLVD LADY LAKE FL 32159
FL	32159	1003 NELL WAY LADY LAKE FL 32159
FL	32159	702 TRUMAN AVE LADY LAKE FL 32159
NY	12771	1018 NELL WAY LADY LAKE FL 32159
FL	32159	709 WHITNEY WAY LADY LAKE FL 32159
OH	45840	1009 VERMONT AVE LADY LAKE FL 32159
FL	32159	1418 LINDSEY LN LADY LAKE FL 32159
FL	32159	1317 LESTER DR LADY LAKE FL 32159
MA	01833	1006 VERMONT AVE LADY LAKE FL 32159
MA	01923	1004 VERMONT AVE LADY LAKE FL 32159
FL	32159	711 WHITNEY WAY LADY LAKE FL 32159
MANITOBA		
FL	32162	1327 PARADISE DR LADY LAKE FL 32159
FL	32162	920 TARRSON BLVD LADY LAKE FL 32159
FL	32162	1419 PARADISE DR LADY LAKE FL 32159
FL	32162	1324 PARADISE DR LADY LAKE FL 32159
FL	32162	915 CINDY DR LADY LAKE FL 32159
FL	32162	1015 NELL WAY LADY LAKE FL 32159
FL	32162	802 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	725 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159	1029 VERMONT AVE LADY LAKE FL 32159
FL	32159	1319 LESTER DR LADY LAKE FL 32159
FL	32159	1026 VERMONT AVE LADY LAKE FL 32159
FL	32159	1016 ALOHA WAY LADY LAKE FL 32159
NY	12571	1015 ALOHA WAY LADY LAKE FL 32159
FL	32159	1037 ALOHA WAY LADY LAKE FL 32159
FL	32162	1306 OWEN DR LADY LAKE FL 32159
FL	32159	1013 ALOHA WAY LADY LAKE FL 32159
FL	32159	914 TARRSON BLVD LADY LAKE FL 32159

CANADA

Property Owners within

150' Radius of Annexation

Subdivision	Vacant	Land Use Designation	Acres
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.21
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 05	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.21
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 09, LADY LAKE	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.13

**Property Owners within
150' Radius of Annexation**

ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	OWNER LAND MH SUB	0.28
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14

Property Owners within

150' Radius of Annexation

ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
	No	OFFICE 1 STORY	1.20
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	DRY SFR LOT	0.24
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.11
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 01	No	DRY SFR LOT	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.22
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	MH ACRE / LT NOT IN PARK	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03	No	MH ACRE / LT NOT IN PARK	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16

Property Owners within
150' Radius of Annexation

ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.11
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.20
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.15

Property Owners within

150' Radius of Annexation

ORANGE BLOSSOM GARDENS UNIT 02	Yes	VACANT RESIDENTIAL	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.11
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	PROFESSIONAL BLDG.	2.99
ORANGE BLOSSOM GARDENS UNIT 05	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 02	Yes	VACANT RESIDENTIAL	0.27

Property Owners within
150' Radius of Annexation

ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.20
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 03, LADY LAKE	Yes	DRY SFR LOT	0.14
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	GOLF COURSES	0.14
ORANGE BLOSSOM GARDENS UNIT 01, LADY LAKE	No		33.57
ORANGE BLOSSOM GARDENS UNIT 02	Yes	VACANT RESIDENTIAL	9.11
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14



LADY LAKE
ANNEXATION

LADY LAKE
COMPREHENSIVE PLAN

LADY LAKE
REZONING

1321

1321 PARADISE



LADY LAKE PLANNING & ZONING BOARD
LADY LAKE, FLORIDA 32110

This Property Will Be Considered For

ANNEXATION

Petition No. 04-00016-2013-06
 Petitioner Victoria M. Lee Smith, Tr.
 Present Zone Low Density (LD1)
 Action Requested Low Density (LD1)

Will be heard at the next full Commission Meeting at 400 Forest Blvd., Lady Lake, Florida

Planning & Zoning See Sec. 2-303.1-304
 Commission Meeting See Sec. 2-301.5-202
 Commission Meeting See Sec. 2-301.5-202

For information: 724-1211

LADY LAKE PLANNING & ZONING BOARD
LADY LAKE, FLORIDA 32110

This Property Will Be Considered For

COMPREHENSIVE PLAN

Petition No. 04-00016-2013-01
 Petitioner Victoria M. Lee Smith, Tr.
 Present Zone Low Density Urban (LDU)
 Action Requested Low Density (LD1)

Will be heard at the next full Commission Meeting at 400 Forest Blvd., Lady Lake, Florida

Planning & Zoning See Sec. 2-303.1-304
 Local Planning Agency See Sec. 2-303.1-304
 Commission Meeting See Sec. 2-301.5-202
 Commission Meeting See Sec. 2-301.5-202

For information: 724-1211

LADY LAKE PLANNING & ZONING BOARD
LADY LAKE, FLORIDA 32110

This Property Will Be Considered For

REZONING

Petition No. 04-00016-2013-10
 Petitioner Victoria M. Lee Smith, Tr.
 Present Zone Low Density (LD1)
 Action Requested Low Density (LD1)

Will be heard at the next full Commission Meeting at 400 Forest Blvd., Lady Lake, Florida

Planning & Zoning See Sec. 2-303.1-304
 Commission Meeting See Sec. 2-301.5-202
 Commission Meeting See Sec. 2-301.5-202

For information: 724-1211

819 TRUMAN

LADY LAKE PLANNING & ZONING BOARD
 Lady Lake, Florida 32159

This Property Will Be Considered For
ANNEXATION

Petition No. Ordinance 3015-08
 Petitioner United of Lake County, Inc.
 Present Zone Low Density (LD)
 Action Requested City Ord. 3015-08

Will be heard at the Special
 Commission Meeting at
 400 Powell Blvd., Lady Lake, Florida

Planning & Zoning Thu. Sep. 8, 2011, 9:30am
 Commission Meeting Thu. Sep. 8, 2011, 6:00pm
 Commission Meeting Thu. Sep. 8, 2011, 6:00pm

FOR INFORMATION: 735-1511

LADY LAKE PLANNING & ZONING BOARD
 Lady Lake, Florida 32159

This Property Will Be Considered For
COMPREHENSIVE PLAN

Petition No. Ordinance 3015-04
 Petitioner United of Lake County, Inc.
 Present Zone Low Density (LD)
 Action Requested City Ord. 3015-04

Will be heard at the Special
 Commission Meeting at
 400 Powell Blvd., City Lake, Florida

Planning & Zoning Thu. Sep. 8, 2011, 9:30am
 Local Planning Agency Thu. Sep. 8, 2011, 5:30pm
 Commission Meeting Thu. Sep. 8, 2011, 6:00pm
 Commission Meeting Thu. Sep. 8, 2011, 6:00pm

FOR INFORMATION: 735-1511

LADY LAKE PLANNING & ZONING BOARD
 Lady Lake, Florida 32159

This Property Will Be Considered For
REZONING

Petition No. Ordinance 3015-10
 Petitioner United of Lake County, Inc.
 Present Zone Low Density (LD)
 Action Requested City Ord. 3015-10

Will be heard at the Special
 Commission Meeting at
 400 Powell Blvd., Lady Lake, Florida

Planning & Zoning Thu. Sep. 8, 2011, 9:30am
 Commission Meeting Thu. Sep. 8, 2011, 6:00pm
 Commission Meeting Thu. Sep. 8, 2011, 6:00pm

FOR INFORMATION: 735-1511



LOT JOB
 PRIORITY BALDWIN
WARNING
 DESIGNATED
 CONSTRUCTION SITE.
 VIOLATORS
 WILL BE PROSECUTED
 TO THE FULL
 EXTENT OF THE LAW.

**ANOTHER DREAM
 COMES TRUE**
 Properties of
The Villages
Call Today!
753-4000

704 TRUMAN



LAWY LAKES
ANNEXATION

LAWY LAKES
COMPREHENSIVE PLAN

LAWY LAKES
REZONING

LADY LAKE PLANNING & ZONING BOARD
LADY LAKE, FLORIDA 32110

This Property Will Be Considered For
ANNEXATION

Petition No. 034904 2015 01
 Petitioner James W. Lee, Sr. & J. Lee
 Present Zone Low Density (LD)
 Action Requested Lady Lake (LD)

Will be heard at the Town Hall
 Commission Chambers at
 400 Fennell Blvd., Lady Lake, Florida

Planning & Zoning Thu. Sep. 10, 2015 5:30pm
 Local Planning Agency Thu. Sep. 10, 2015 5:30pm
 Commission Meeting Thu. Sep. 10, 2015 6:00pm
 Commission Meeting Thu. Sep. 10, 2015 6:00pm

FOR INFORMATION: 352-1551

LADY LAKE PLANNING & ZONING BOARD
LADY LAKE, FLORIDA 32110

This Property Will Be Considered For
COMPREHENSIVE PLAN

Petition No. 034904 2015 01
 Petitioner James W. Lee, Sr. & J. Lee
 Present Zone Low Density (LD)
 Action Requested Lady Lake (LD)

Will be heard at the Town Hall
 Commission Chambers at
 400 Fennell Blvd., Lady Lake, Florida

Planning & Zoning Thu. Sep. 10, 2015 5:30pm
 Local Planning Agency Thu. Sep. 10, 2015 5:30pm
 Commission Meeting Thu. Sep. 10, 2015 6:00pm
 Commission Meeting Thu. Sep. 10, 2015 6:00pm

FOR INFORMATION: 352-1551

LADY LAKE PLANNING & ZONING BOARD
LADY LAKE, FLORIDA 32110

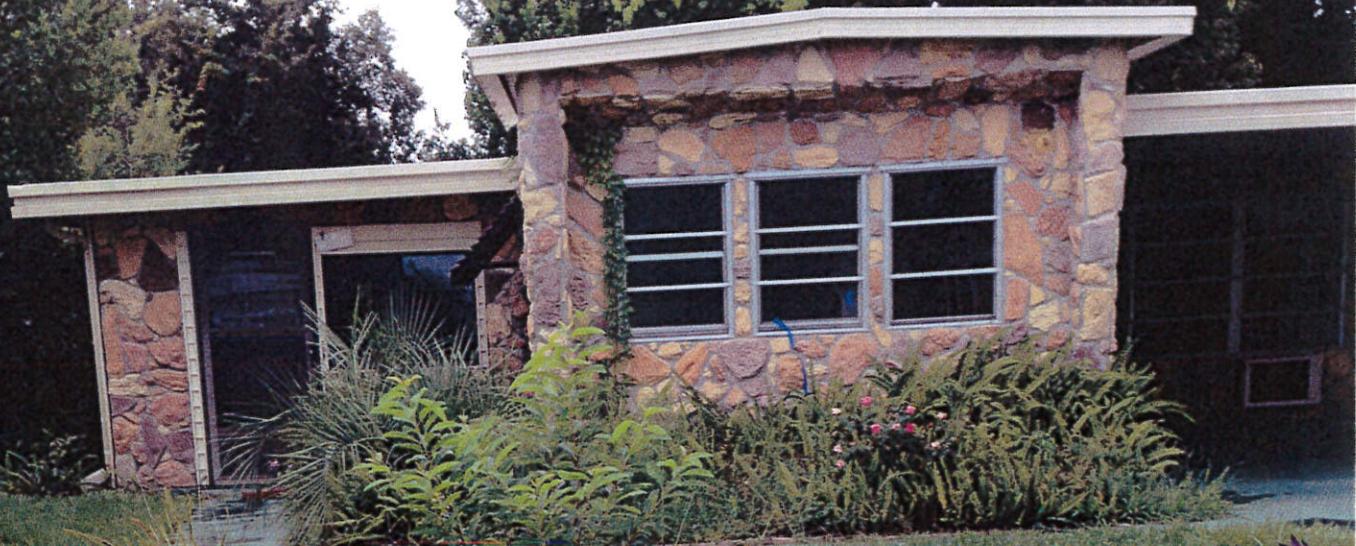
This Property Will Be Considered For
REZONING

Petition No. 034904 2015 10
 Petitioner James W. Lee, Sr. & J. Lee
 Present Zone Low Density (LD)
 Action Requested Lady Lake (LD)

Will be heard at the Town Hall
 Commission Chambers at
 400 Fennell Blvd., Lady Lake, Florida

Planning & Zoning Thu. Sep. 10, 2015 5:30pm
 Commission Meeting Thu. Sep. 10, 2015 6:00pm
 Commission Meeting Thu. Sep. 10, 2015 6:00pm

FOR INFORMATION: 352-1551



LADY LAKE
ANNEXATION

LADY LAKE
COMPREHENSIVE PLAN

LADY LAKE
REZONING



LADY LAKE
 ANNEXATION
 [Small text detailing annexation information]

LADY LAKE
 COMPREHENSIVE PLAN
 [Small text detailing comprehensive plan information]

LADY LAKE
 REZONING
 [Small text detailing rezoning information]



3

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: August 10, 2015

SUBJECT: Ordinance No. 2015-09 –The Villages of Lake-Sumter, Inc.- Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2015-09, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 1.56 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance No. 2015-09, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 1.56 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of denial.

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The Small Scale Future Land Use Map Amendment application was received on Monday, July 3, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

Concurrency Determination Statement

The Villages is proposing to remove existing manufactured homes on eleven (11) lots in a historic section of the Villages known as Orange Blossom Gardens and construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

Potable Water-

- ♦ No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer -

- ♦ No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools –

- ♦ Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation –

- ♦ No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation –

- ♦ The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A Concurrency Determination Statement has also been

included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.

The subject properties involve approximately 1.56 ± acres lies in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density Lady Lake- Commercial General-Retail Sales and Services (RET)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

- 1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2.) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3.) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-09, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2015-09 on Wednesday, September 2, 2015, at 5:30 p.m.

The **Town Commission** is scheduled to consider Ordinance 2015-09 for first reading on Wednesday, September 2, 2015 at 6:00 p.m. The second and final reading will be held on Wednesday, September 16, 2015 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD *[Signature]*

Submitted *8/3/15*

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER *[Signature]*

Approved Agenda Item for: *8/10/15*

Date

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

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ORDINANCE NO. 2015-09

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN OF LADY LAKE TOWN COMMISSION:

Section 1. Legislative Findings, Purpose, and Intent.

- a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).
- b. The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.
- c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on September 2, 2015, and recommended to the Town Commission that said amendment be adopted by the Town Commission.
- d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan, and received comments from the general public and the Local Planning Agency.
- e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

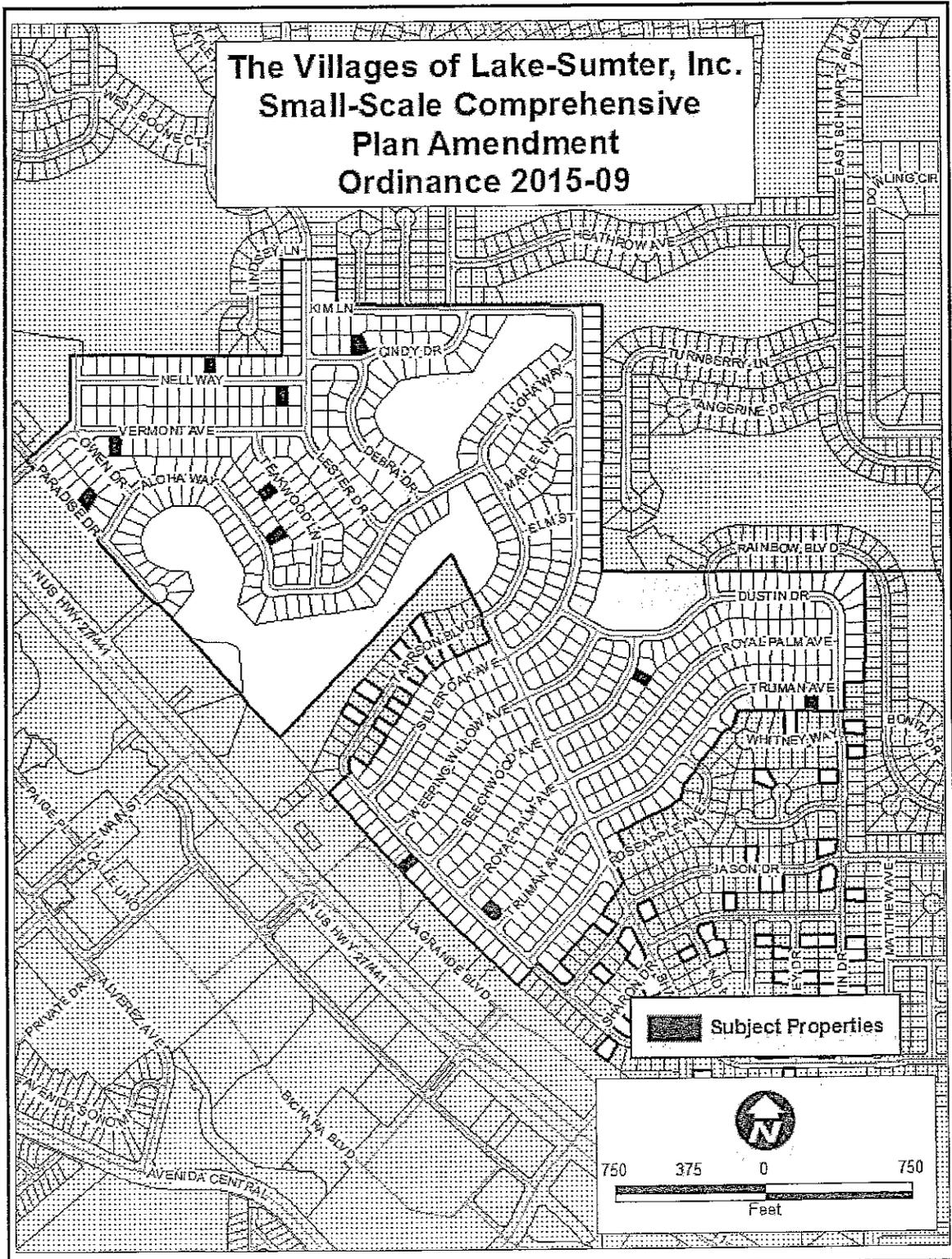
Section 3. Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small scale amendment as indicated below:

Applicant/Owner: The Villages of Lake-Sumter, Inc.

EXHIBIT "A" - Legal Description and Map

- 1
- 2
- 3
- 4
- 5 Parcel ID No. 06-18-24-0300-000-13500
- 6 Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389
- 7
- 8 -AND-
- 9
- 10 Parcel ID No. 06-18-24-0100-000-02800
- 11 Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398
- 12
- 13 -AND-
- 14
- 15 Parcel ID No. 06-18-24-0200-000-09100
- 16 Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112
- 17
- 18 -AND-
- 19
- 20 Parcel ID No. 06-18-24-0350-000-40400
- 21 Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434
- 22
- 23 -AND-
- 24
- 25 Parcel ID No. 06-18-24-0200-000-05400
- 26 Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800
- 27
- 28 -AND-
- 29
- 30 Parcel ID No. 06-18-24-0100-000-00200
- 31 Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566
- 32
- 33 -AND-
- 34
- 35 Parcel ID No. 06-18-24-0200-000-04500
- 36 Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662
- 37
- 38 AND-
- 39
- 40 Parcel ID No. 06-18-24-0100-000-01400
- 41 Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404
- 42
- 43 AND-
- 44
- 45 Parcel ID No. 06-18-24-0100-000-04000
- 46 Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433
- 47
- 48 AND-
- 49
- 50 Parcel ID No. 06-18-24-0350-000-29600
- 51 Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165
- 52
- 53 AND-
- 54
- 55 Parcel ID No. 06-18-24-0300-000-16900
- 56 Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG



**INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE TOWN OF TOWN OF LADY LAKE REGARDING
BUILDING PERMITS AND INSPECTIONS
FOR THE VILLAGES**

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Town of Lady Lake, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "Town," regarding the issuance of building permits and inspections for privately owned property.

WHEREAS, the Town and County desire to provide for the most efficient planning and building inspection processes for both entities; and

WHEREAS, The Villages either has, or intends to, purchase lots located in an older section of The Villages East of US 27, or either has, or intends to, enter into agreements with existing property owners, to replace existing mobile homes with new, conventionally built homes; and

WHEREAS, the properties subject to this Agreement shall be located within the boundaries of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the Town of Lady Lake, executed on August 27, 2013; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with each other and to provide services in a manner that will accord best with economic and other factors; and

WHEREAS, the Town desires to issue the building permits on the lots either owned by, or under contract with, The Villages as it would be the in the best interests of the citizens of Lake County, Florida.

NOW, THEREFORE, in consideration of the mutual terms and conditions understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
2. **Town Responsibilities.** The Town agrees as follows:

A. To ensure that The Villages, or the owner under contract with The Villages, has applied for annexation of such property into the Town of Lady Lake. This is a condition precedent and must be satisfied before the Town has authority to issue any building permits for any property located within the unincorporated area.

B. To ensure that the improvements constructed on each property is designed in a way that complies with the Town's Code and Land Development Regulations, and Comprehensive Plan Policies, including any architectural design criteria.

C. To ensure that The Villages obtains any necessary Town zoning and planning approvals or development orders, other than building permits, if necessary. The Villages, or property owner, shall pay the Town any required annexation application and permitting fees, and pay to the County impact fees at the current County rates.

D. The Town Building Department is hereby designated by the parties as the appropriate agency to review building construction plans, to issue building permits, and to conduct necessary building and fire inspections for the properties identified herein located within the unincorporated County. The Town shall provide to the County, upon request of County, any necessary information regarding the project, including inspection and permit status, and shall make all sites available to the County for inspection as needed.

E. The Town will diligently process the annexation application and any other applications for comprehensive plan amendments and zoning requests as required by Florida law and the Town's Ordinances and Land Development Regulations.

3. County Responsibilities. Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and perform any necessary building inspections on properties either owned by The Villages, or under contract with the Villages, that is located in the unincorporated area of Lake County. Such properties must be located within the area defined in the Lady Lake ISBA, and the property owner shall have applied for annexation into the Town of Lady Lake prior to the issuance of any building permits.

4. Term of Agreement. This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing through its Chairman, authorized to execute the same by Board action on the 23 day of June, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

ATTEST:

TOWN OF LADY LAKE

Bud Kollgaard
Town Clerk

Ruth Kussard
Print Name: RUTH KUSSARD, MAYOR

Date: MAY 18, 2015

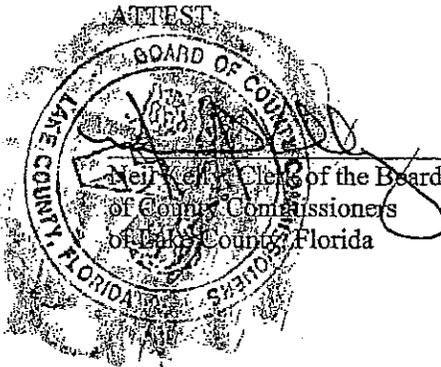
Approved as to Form and Legality:

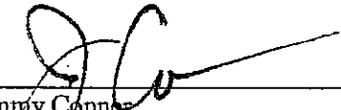
[Signature]
Town Attorney

Interlocal Between Lake County and the Town of Lady Lake; Regarding Building Permits and Inspections for The Villages

COUNTY

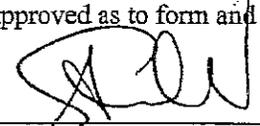
LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS



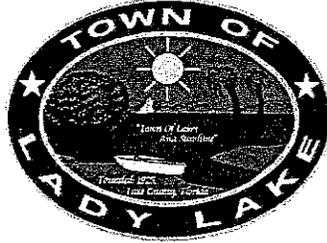


Jimmy Conner
Chairman
This 24th day of June, 2015.

Approved as to form and legality:



Sanford A. Minkoff
County Attorney



**TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW 07/30/2015**

Project: Villages of Lake-Sumter, Inc.- Villages Enclave Annexation
Proposal: Annexation- Ord. 2015-08
Small Scale FLU Comprehensive Plan Amendment- Ord. 2015-09
Rezoning – Ord. 2015-10

Description: On Monday, July 13, 2015, applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Medium Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 11 lots.

Parcel ID No. 06-18-24-0300-000-13500

Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800

Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100

Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400

Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400

Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200

Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500

Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400

Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

Parcel ID No. 06-18-24-0100-000-04000

Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

Parcel ID No. 06-18-24-0350-000-29600

Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900

Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.
-

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. There are no comments at this time pertaining to any issues concerning annexation, small scale, and rezoning.
-

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.
-

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

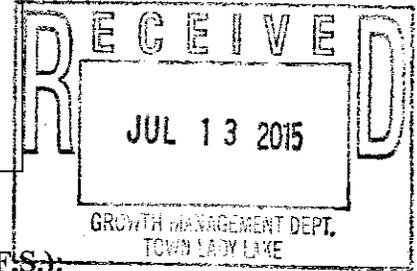
1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.
-

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. There are no comments at this time pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 11 lots.
-

**APPLICATION FOR THE SMALL
SCALE DEVELOPMENT
AMENDMENTS TO THE 2005-2025
COMPREHENSIVE PLAN (CP)
Town of Lady Lake**



Small scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

- ◆ The proposed amendment must involve a property of ten (10) acres or less.
- ◆ A proposed amendment involving a residential land use may not exceed a density of the (10) units per acre.
- ◆ The proposed amendment does not require an amendment to the Urban Service Area boundary.
- ◆ The proposed amendment does not involve the same owner's property within 150 feet of property granted a change within the prior twelve (12) months.
- ◆ The proposed amendment cannot involve a change to the goals, policies, objectives or text of the Comprehensive Plan.
- ◆ Small scale amendment applications will only be accepted until the statutory sixty (60) acre cumulative total is reached.

In addition, staff may determine on a case-by-case basis, which amendments need to be processed as part of the regular amendment cycle.

Applications for small scale amendment accepted Monday through Friday from 8:00 AM to 5:00 PM. One (1) notarized and ten (10) copies of the application, ten (10) sets of any required exhibits and any attachments, together with an application fee of \$2,500.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant* The Villages of Lake-Sumter, Inc.	Agent/Applicant Martin L. Dzuro
Address 1020 Lake Sumter Landing	Address 1045 Lake Sumter Landing
City The Villages	City The Villages
State FL	State FL
Zip 32162	Zip 32162
Phone (H)	Phone (H)
Phone (W)	Phone (W) (352) 753-6262
Fax	Fax (352) 753-6264

Adopted Future Land Use Designation(s) Lake County Medium Density Urban

Requested Future Land Use Designation(s) Lady Lake MH-HD - Manufactured Home High Density

*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed (Page 5).

PROPERTY LOCATION:

Section 6	Township 18	Range 24
Subdivision See attached list.	Block N/A	Lot/Parcel# See attached list.
Address (if available)		
Tax Identification Number See attached list.		
Existing Zoning Lake County RM - Residential Medium	Anticipated Zoning Lady Lake MX-8 Mixed Single Family	

NOTE: IF THE ANTICIPATED OR REQUIRED ZONING IS PLANNED DEVELOPMENT, A PRELIMINARY LAND USE PLAN MAY BE REQUIRED PRIOR TO THE LADY LAKE COMMISSION PUBLIC HEARING.

Existing Use of Subject Property: Medium density urban

Proposed Use of the Subject Property: MH-HD - Manufactured Home High Density

Total Gross Acreage of Parcel (Including wetlands and water bodies): Approximately 1.4 acres

Developable Acreage to be Amended: Approximately 1.4 acres

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: None.

(Submit any previously completed wetland determination studies).

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use: Not applicable

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes _____ No X
(If yes, attach certification).

Has an application for rezoning or other development permit been submitted to the Town?
Yes X No _____
(If yes, type and date submitted _____).

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes _____ No X
(If yes, indicate type and date _____).

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

[Signature]
Signature of the Applicant, Property owner or Agent

7/13/15
Date

Martin L. Dzuro, V.P. The Villages of Lake-Sumter Inc.
Printed Name

STATE OF Florida
COUNTY OF Sumter

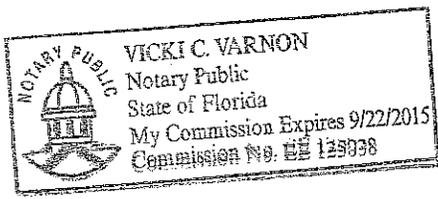
THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of July, 20 15, by Martin L. Dzuro VP as an individual/officer/agent, on behalf of himself/herself The Villages of Lake-Sumter, Inc., a corporation/partnership. He/she is personally know to me or has produced as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of July, 20 15.

[Signature]
Notary Public

(SEAL)

Vicki C. Varnon
Printed Name
Commission No.: _____
My Commission Expires: _____



APPLICANT'S JUSTIFICATION:

80% of the Homes in the Historic section of The Villages east of U.S. Hwy 441/27 known as Orange Blossom Gardens are in the Town of Lady Lake. The remainder of the Homes lie within a small County Enclave.

As a revitalization of Orange Blossom Gardens, The Villages has or intends to purchase lots in this Historic section has, or intends to enter into Agreements with existing Homeowners, to replace the existing mobile homes with conventionally constructed homes.

In order to insure that the new homes in the County Enclave (1) are complimentary to the new homes in Lady Lake; (2) the local governments are able to make the most efficient use of their powers and services; (3) there are more favorable economic conditions; and (4) the best interests of the citizens in Lady Lake and Lake County are protected. These properties in the County Enclave should be annexed into Lady Lake. Annexing these properties is compliant with the Goals, Policies and Objectives of the Comprehensive Plans of Lady Lake and Lake County, and the Interlocal Agreement between Lake County and Lady Lake effective June 24, 2015.

Concurrency Determination Statement

The proposed Small Scale Comprehensive Plan Amendment is a land use change from Lake County Medium Density Urban to Town of Lady Lake Manufactured Home High Density to accommodate the Annexation of eleven (11) lots in a historic section of The Villages known as Orange Blossom gardens, an age restricted retirement community. The Villages is proposing to remove the existing manufactured home on each lot and construct a similar size conventional built home. There will be no increase in services, traffic, population, or recreation use.

Impact on Town Services

Potable Water

- No impact, lots are served by The Village Center Community Development District Central Water System.

Sewer

- No impact, lots are served by The Village Center Community Development District Central Sewer System.

Schools

- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks and Recreation

- The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, The Villages provides its residents with all Park and Recreation Amenities.

Stormwater

- Project will be required to adhere to any applicable SJRWMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrency Determination: (check one)

- Comprehensive Plan Land Use Amendment
- Preliminary/Final Subdivision Approval
- Rezoning
- Site Plan Approval
- Other

2. Applicant: Martin L. Dzuro, V.P. of The Villages of Lake-Sumter Inc.
 Address: 1045 Lake Sumter Landing, The Villages, FL 32162
 Telephone: (352) 753-6262 E-Mail: marty.dzuro@thevillages.com

3. Owner: The Villages of Lake-Sumter Inc.
 Address: 1020 Lake Sumter Landing, The Villages, FL 32162
 Telephone: See above. E-Mail: See above.

4. Property Address: See attached list.

5. Alt. Key #: See attached list. 6. Total Acreage: Approx. 1.4 acres

7. Existing Zoning: RM - Residential Medium 8. Proposed Zoning: MX-8 Mixed SF

9. Existing Land Use: Med. Density Urban 10. Proposed Land Use: MH-HD

11. Residential Lots/Units: 11 lots 12. Non-Resident, Gross Sq. Ft.: _____

13. Method of Wastewater Treatment: N/A See attached sheet.
 a. Septic Tank: _____ b. Central Sewer: _____ c. Other: _____
 County Permit: _____ County #: _____

14. Wastewater Flow Rates: *N/A See attached sheet.
 ERU Determination Per Chapter 14, Appendix A-A: _____ ERUS x 250 = _____ GPD

15. Water Usage: * N/A See attached sheet.
 ERU Determination Per Chapter 14, Appendix A-A: _____ ERUS x 250 = _____ GPD

16. Solid Waste: (3.39 pounds per capita, per day): N/A See attached sheet. Pounds

17. Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):
N/A See attached sheet.

18. Population (residential only) 1.86 persons per household: N/A See attached sheet. Persons

19. Recreation (residential only) 4 acres per 1,000 residents: N/A See attached sheet. Acres

Signature of Engineer: *Kalvin James* Date: 7/9/15

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	Plat Book/Page
1	OBG3	135		819 Truman Ave	2600179	23/27-29
2	OBG1	28		1316 Teakwood	1482160	18/9
3	OBG2	91		913 Cindy Drive	1483140	20/58, 59
4	OBG3.1B	404		704 Truman Ave	2524308	25/33-35
5	OBG2	54		1015 Nell Way	1482933	20/58, 59
6	OBG1	2		1321 Paradise Drive	1535948	18/9
7	OBG2	45		1004 Nell Way	1732484	20/58, 59
8	OBG1	14		1028 Vermont Way	1672201	18/9
9	OBG1	40		1011 Aloha Way	1672279	18/9
10	OBG3.1B	296		806 Beechwood Ave	2524031	25/33-35
11	OBG3	169		918 Tarrson Blvd	1484057	23/27-29

Exhibit A

Parcel ID #: 06182403000-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-02800

Lot 28 ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-40400

Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Page 27 through 29, Public Records of Lake County, Florida.

①

2000

Prepared by and return to:
Gary Fuchs/ssa
Attorney at Law
McLin Burned
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06303

Ex: _____
Rec: 10
Doc: _____
Int: _____
Total: _____

(Space Above This Line For Recording Data)



Warranty Deed

This Warranty Deed made this 9th day of March, 2015 between Cheryl Hammond, a single woman, whose post office address is 18465 E. Raven Drive, Queen Creek, AZ 85142, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240300-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 026102055, Florida Title 20280553 bearing Real Property Decal # R079320 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Donald Jackson

[Signature]
Cheryl Hammond

[Signature]
Witness Name: Christine S. Edmonston

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 10 day of March, 2015 by Cheryl Hammond, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]
BRENDA L. HERBER
Notary Public - Arizona
Maricopa County
My Comm. Expires 8/15, 2017

[Signature]
Notary Public
Printed Name: Brenda Herber
My Commission Expires: 8/15/2017

2

IN THE CIRCUIT COURT OF THE FIFTH
JUDICIAL CIRCUIT IN AND FOR LAKE
COUNTY, FLORIDA

CASE NO: 2014 CA 1169

ADVANTAGE LAND, LLC,
A Florida Limited Liability Company,
Plaintiff,

-vs-

THOMAS McVAY,
COLLEEN MARCHESE,
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT and
LAKE COUNTY CLERK OF COURT,
Defendants.

2015 MAY -5 AM 9:55
CLERK OF CIRCUIT
AND COUNTY COURT
LAKE COUNTY
FLORIDA

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 22 day of April, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Lake County, Florida:

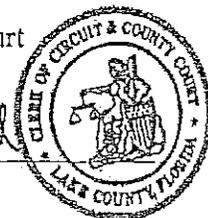
Lot 28, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1974 Manufacture Home bearing the ID #02611847H, Florida Title #1119776 and Real Property Decal #12066900.

was sold to The Villages of Lake Sumter Inc, 1000 Lake Sumter Landing, The Villages, FL 32162
Witness my hand and seal of this Court on this 5 day of May

2015.

NEIL KELLY
Clerk of the County Court
Lake County, Florida

By: H. Seal
Deputy Clerk



51
115

3

1500 RETURN
ExN
Roc 10
Prepared by and return to:
Gary Fuchs/tr Doc _____
Attorney at Law Int _____
McLin Burnsed Total _____
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06527

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Warranty Deed

This Warranty Deed made this 15th day of April, 2015 between Donna Pollinger, a married woman, individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, whose post office address is 1585 Inwood Avenue, Angola, NY 14006, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1976 HILL Manufactured Home, ID# 0261309J, Florida Title 13385264 which is an Improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Erin Arendt
Witness Name: Erin Arendt

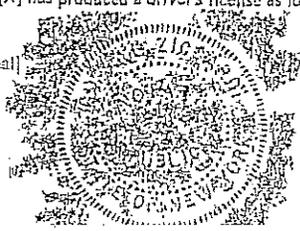
Donna Pollinger
Donna Pollinger, individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991

Adam Jagor
Witness Name: Adam Jagor

State of New York
County of Eric

The foregoing instrument was acknowledged before me this 13 day of April, 2015 by Donna Pollinger, a married woman, individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, who [] is personally known or [X] has produced a driver's license as identification.

(Notary Seal)



Cheryl Ziccardi
Notary Public
Printed Name: Cheryl Ziccardi
My Commission Expires: 4/23/18

CHERYL ZICCARDI
No. 01214965523
Notary Public, State of New York

4

5500

Emf _____
Tlc _____
Dy _____
M _____
Total _____

Prepared by and return to:
Gary Fuchs/ssa
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P05588



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Warranty Deed

This Warranty Deed made this 17th day of April, 2015 between Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, whose post office address is 305 Brook Village Road, Apt. 3, Nashua, NH 03062, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32182 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 LIBERTY Manufactured Home, ID# 10L13093, Florida Title 19136826 bearing Real Property Decal # R077658 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

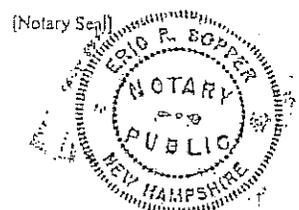
Witness Name: CECILIA MORGAN

Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995

Witness Name: DEBRA FARRAR

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 16 day of April, 2015 by Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, who is personally known or has produced a driver's license as identification.



Notary Public
Printed Name: ERIC SOPPET
My Commission Expires: ERIC R. SOPPET, Notary Public
My Commission Expires 07/2017

5

90,000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06016

Exp: _____
Rec: 150
Doc: _____
Int: _____
Total: _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of April, 2015 between Linda K. Kelly, a single woman and Jill N. Kelly, a single woman, whose post office address is 1435 Evergreen Court, Ossian, IN 46777, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02611222H thereon. The Titles have been retired.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norwell
Witness Name: Teresa Norwell

Vicki DeBellis
Witness Name: Vicki DeBellis

Sally R. Ashley
Witness Name: Sally R. Ashley

Bobbie DeAlcatraz
Witness Name: Bobbie DeAlcatraz

Linda K. Kelly
Linda K. Kelly

Jill N. Kelly
Jill N. Kelly

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Linda K. Kelly, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]



TERESA NORWELL
MY COMMISSION # FF 136328
EXPIRES: June 3, 2018
Notary Public

Teresa Norwell
Notary Public

Printed Name: _____

My Commission Expires: _____

6

[Handwritten signature]

Prepared by and return to:
Gary Fuchs/ssa
Attorney at Law
McLIn Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06726

Ent: _____
Rec: _____
Doc: _____
Int: _____
Total: _____

[Space Above This Line For Recording Data]

RETURN TO

Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between James E. Scheiman and Joann M. Scheiman, husband and wife, whose post office address is 17448 SE 112th Court, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 90, Public Records of Lake County, Florida.

Together with a 1973 HILLMAN Manufactured Home, ID# 02613588G, Florida Title 6154043 bearing Real Property Decal # R366003 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature: Janice Schoepf-Evitt]
Witness Name: JANICE SCHOEPF-EVITT
[Signature: Stacy Spears]
Witness Name: Stacy Spears

[Signature: James E. Scheiman]
James E. Scheiman
[Signature: Joann M. Scheiman]
Joann M. Scheiman

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by James E. Scheiman and Joann M. Scheiman, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature: Stacy Spears]
Notary Public
Printed Name: _____
My Commission Expires: _____
STACY S. SPEARS
MY COMMISSION # FF 07274
EXPIRES December 26, 2017
Robert T. ...

7

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Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burns
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06643



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Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between Robert L. Smith, Jr., a single person, whose post office address is 1022 Neil Way, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02612309H thereon. The Titles have been retired.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Groves Kee
Witness Name: Jennifer Groves Kee
John McBurn
Witness Name: John McBurn

Robert L. Smith, Jr.
Robert L. Smith, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Robert L. Smith, Jr., who is personally known or has produced a driver's license as identification.

[Notary Seal]



Jennifer Groves Kee
Notary Public
Printed Name: Jennifer Groves Kee
My Commission Expires: 12/5/15

70,000

8

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06413

ExN, _____
Rec 10 _____
Doc _____
Int _____
Total _____

INSTRUMENT #2015060227
OR BK 4533 PG 2404 - 2404 (1 PGS)
DATE: 6/4/2015 2:29:25 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00 DEED DOC \$490.00

[Space Above This Line For Recording Data]



Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between John C. Verville and Larisa Verville, husband and wife, whose post office address is 3232 Hampton Lane, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1970 HILLCREST Manufactured Home, ID# HF4881D, Florida Title 8994673 bearing Real Property Decal # R439155 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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.

AND the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

John C. Verville
John C. Verville

Jeanmarie Nichols
Witness Name: Jeanmarie Nichols

Larisa Verville
Larisa Verville

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by John C. Verville and Larisa Verville, husband and wife, who [] are personally known or [X] have produced a driver's license as identification, and military photo ID and Villages photo ID for John C. Verville.

[Notary Seal]



TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

74000

9

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burned
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06723

EXN 10
Rec 10
Doc _____
Int _____
Total _____

INSTRUMENT #2015060237,
OR BK 4633 PG 2433 - 2433 (1 PGS)
DATE: 6/4/2015 2:32:19 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00 DEED DOC \$518.00

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Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, whose post office address is 73 Stony Road, Lancaster, NY 14086, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1973 Chev Manufactured Home, ID# G6291, Florida Title 10178668 bearing Real Property Decal # R0814914 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Kelly Ragosta
Witness Name: Kelly Ragosta

Lorraine Schalberg
Lorraine Schalberg

Karen Beckstein
Karen Beckstein f/k/a Karen J. Seiders

State of Florida
County of Lake

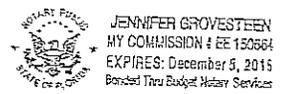
The foregoing instrument was acknowledged before me this 27th day of May, 2015 by Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15



Pay 10
Rec 10
Doc 10
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Mikal L. Brown, whose post office address is 608 Rainbow Blvd, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773367 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Mikal L. Brown
Mikal L. Brown

Zinda Brasley
Witness Name: Zinda Brasley

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Mikal L. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]  Teresa Norvell
Notary Public
Printed Name: _____
My Commission Expires: _____

10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

ExN 10
Rec 10
Doc 10
Int 10
Total 10

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Nathan K. Brown, whose post office address is 14 Brendan Lane, Niskayuna, NY 12309, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and estates.

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 061B240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Alfred Burnsed

[Signature]
Nathan K. Brown

[Signature]
Witness Name: Robert J. Burnsed

State of NY
County of Albany

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Nathan K. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

FATIMA ABDUL HAMMED
Notary Public-State of New York
No. 01AB506825
Qualified in ALBANY
My Commission Expires 01/26/17

[Signature]
Notary Public
Printed Name: Fatima Abdul-Hammed
My Commission Expires: 1/26/17

10

Doc. 10
Int. 0
Total 10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Patrick E. Brown, whose post office address is 46 Zabel Hill Rd, Feura Bush, NY 12067, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Laka Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an Improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

M. J. C...
Witness Name: M. J. C...

Louise Saranese
Witness Name: Louise Saranese

Patrick E. Brown
Patrick E. Brown

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WES068833
Qualified in Albany County
Commission Expires November 26, 20 15

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Patrick E. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

David N. Weinraub
Notary Public
Printed Name: David N. Weinraub
My Commission Expires: 11/26/15

10

Prepared by and return to
Gary Fuchs/jg
Attorney at Law
McLain Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

REC
Doc 10
Int
Total

[Space Above This Line For Recording Detail]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Timothy A. Brown, whose post office address is 213 Paisley Rd., Ballston Spa, NY 12020, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home. ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Eric McAllen

[Signature]
Timothy A. Brown

[Signature]
Witness Name: [Signature]

State of New York
County of Saratoga

The foregoing instrument was acknowledged before me this 18th day of June, 2015 by Timothy A. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal] BECKY A. SNELL
NOTARY PUBLIC STATE OF NEW YORK
CULTON COUNTY
LIC. # 1536157041
MY COMMISSION EXPIRES MAY 29, 2019

[Signature]
Notary Public
Printed Name: Becky A. Snell
My Commission Expires: 05/29/2019

10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLIn Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Doc: 10
Res: [initials]
Date: [initials]
Total: [initials]

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Bobby B. Brown, whose post office address is 215 Terrace Mountain Rd, Schoharie, NY 12157, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Margaret R. Rose
Witness Name: Margaret R. Rose

Bobby B. Brown
Bobby B. Brown

Margaret Heldeuth
Witness Name: Margaret Heldeuth

State of New York
County of Schoharie

The foregoing instrument was acknowledged before me this 22 day of June, 2015 by Bobby B. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

Margaret R. Rose
Notary Public

Printed Name: MARGARET R. ROSE

MARGARET R. ROSE
Notary Public, State of New York
Schoharie County, Reg. No. 01882072006
Commission Expires 6/5/16

My Commission Expires: 6/5/16

70

Ex. 0
Rec. 0
Doc. 0
Int. 70
Total 70

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Kelly L. Brown, whose post office address is PO Box 26187, Christiansted, VI 00824-2187, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077356 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Charles
Witness Name: Jennifer Charles

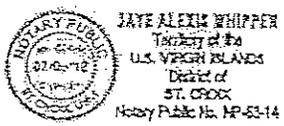
Kelly L. Brown
Kelly L. Brown

Amypatrice Parker De Sorbo
Witness Name: Amypatrice Parker De Sorbo

State of St. John
County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Kelly L. Brown, who is personally known or have produced a driver's license as identification.

(Notary Seal)



Jaye A. Whipper
Notary Public

Printed Name: Jaye A. WHIPPER

My Commission Expires: July 9, 2018

10

E&M
 Rec 10
 Prepared by and return to
 Gary Fuchs/jg
 Attorney at Law
 McLin Burnsed
 1028 Lake Sumter Landing
 The Villages, FL 32162
 File No.: P06306

(Space Above This Line For Recording Date)

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Matthew S. Brown, whose post office address is 4 Huckleberry Road, Castleton, NY 12033, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0616240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

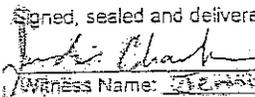
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

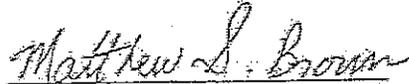
TO HAVE AND TO HOLD, the same in fee simple forever.

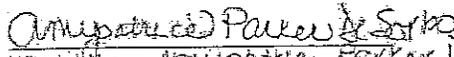
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: Terrence Charles

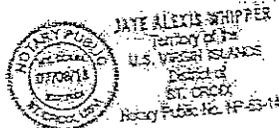

 Matthew S. Brown

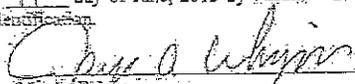

 Witness Name: Anypathice PARKER DeSorbo

State of St. Croix
 County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Matthew S. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]




 Notary Public
 Printed Name: Jaye A. Whipper
 My Commission Expires: July 9, 2018

9000

17

Prepared by and return to:
Gary Fuchs/jag
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06686

ExN _____
Rec 10 _____
Doc _____
Int _____
Total _____

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 26th day of June, 2015 between Linda L. Lutkowski, a single woman, whose post office address is 36 Acorn Circle, Apt 102, Baltimore, MD 21286, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1978 BRIGHT Manufactured Home, ID# 3R60R38545, Florida Title 14955337 bearing Real Property Decals # R12447644.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Linda L. Lutkowski
Linda L. Lutkowski

Witness Name: Condyne Miller

Witness Name: Jayna

State of Maryland
County of Baltimore

The foregoing instrument was acknowledged before me this 26th day of June, 2015 by Linda L. Lutkowski, a single woman who is personally known or has produced a driver's license as identification.

[Notary Seal]

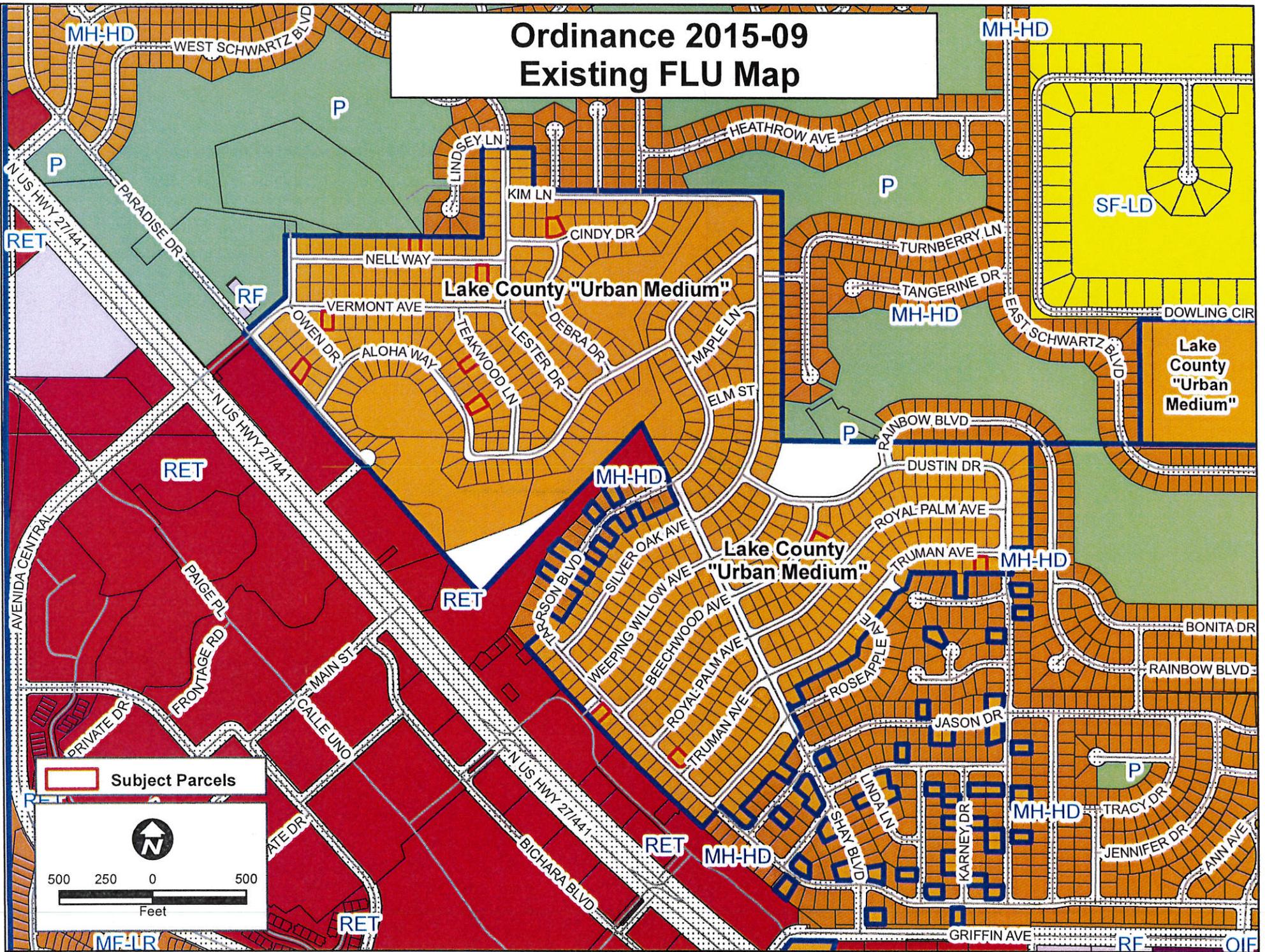
Patricia A. Mack
Notary Public

Printed Name: Patricia A. Mack

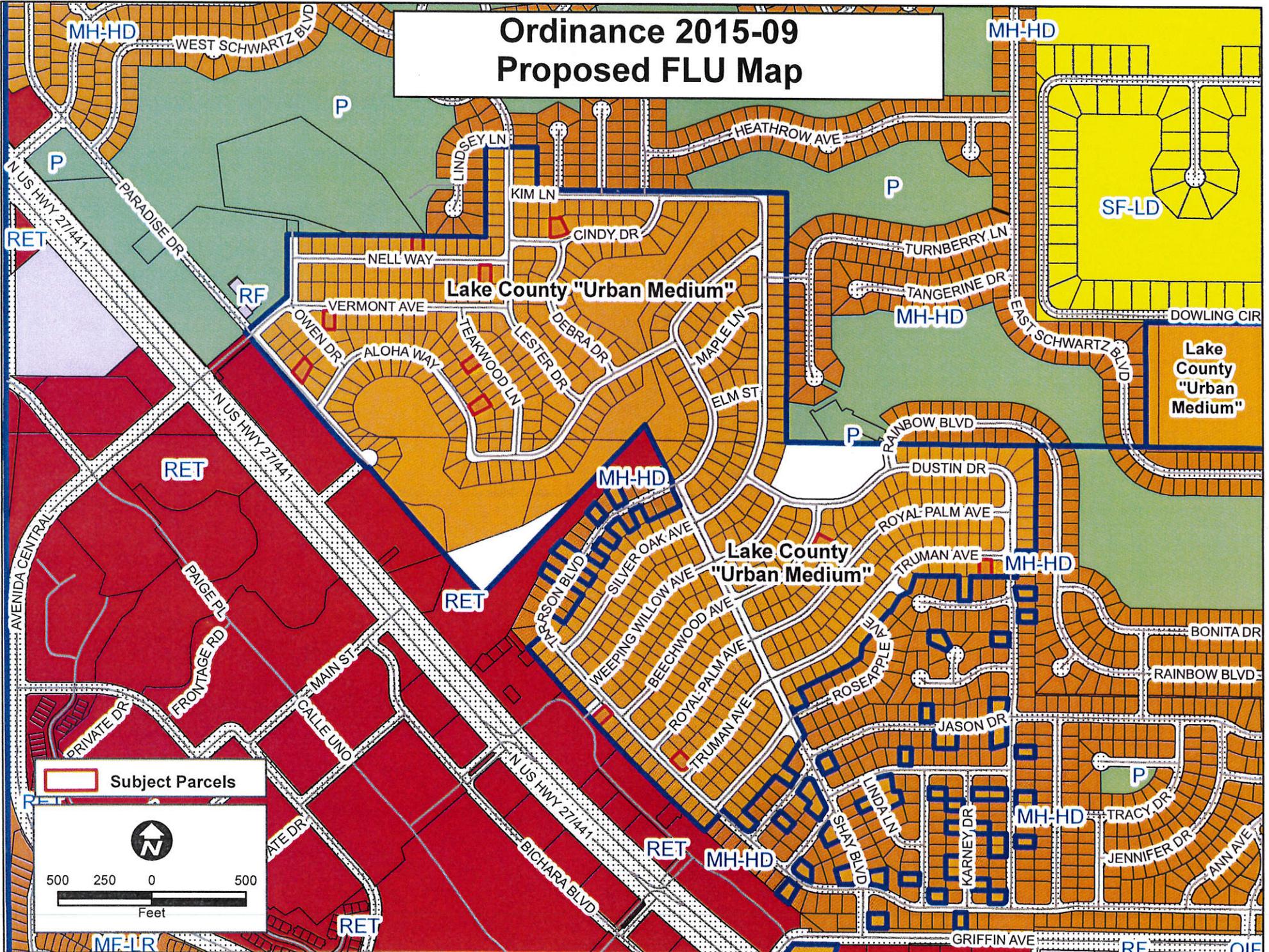
My Commission Expires:

PATRICIA A. MACK
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 2, 2018

Ordinance 2015-09 Existing FLU Map



Ordinance 2015-09 Proposed FLU Map



Ordinance 2015-09
Proposed FLU Map

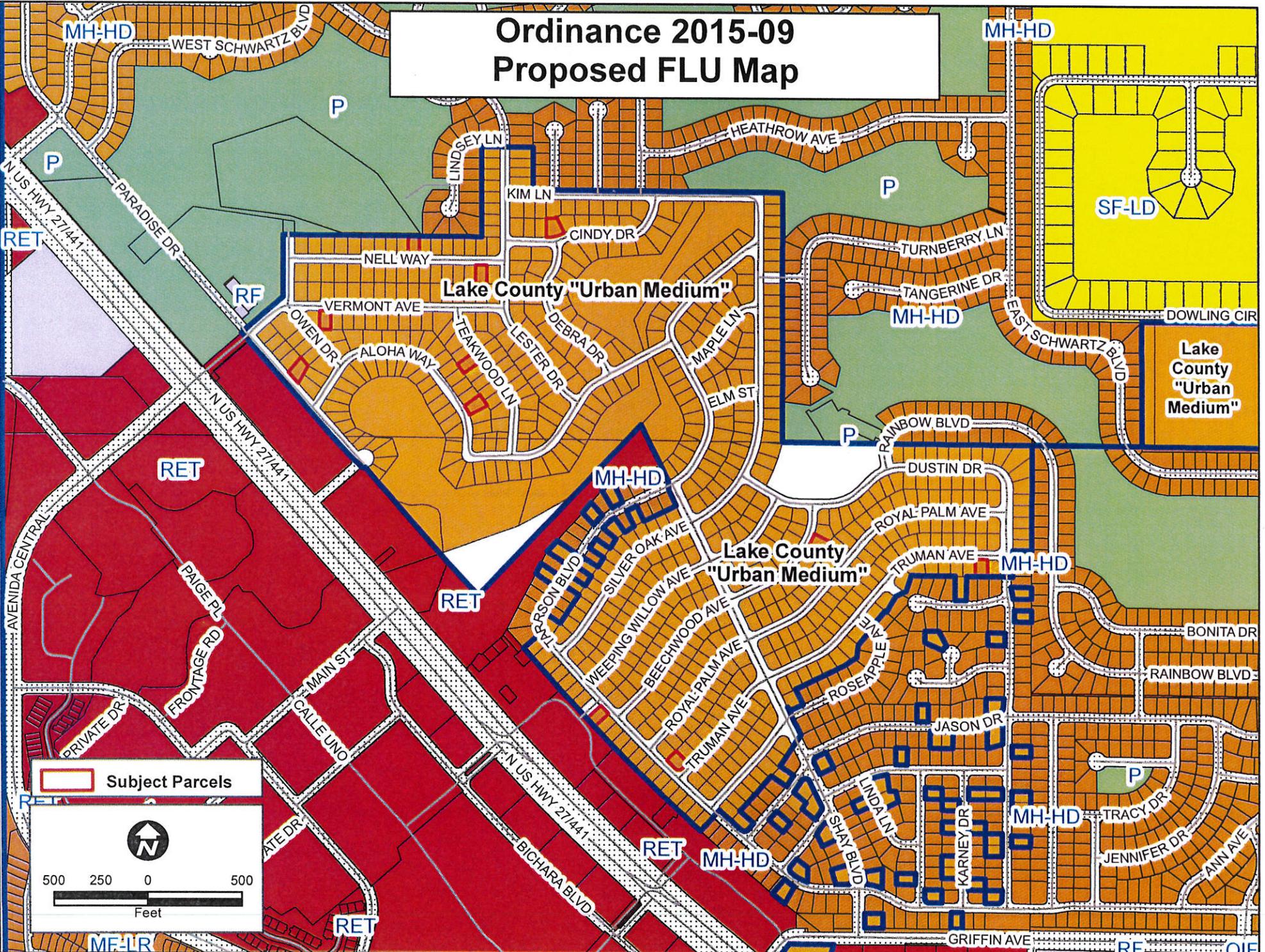
Lake County "Urban Medium"

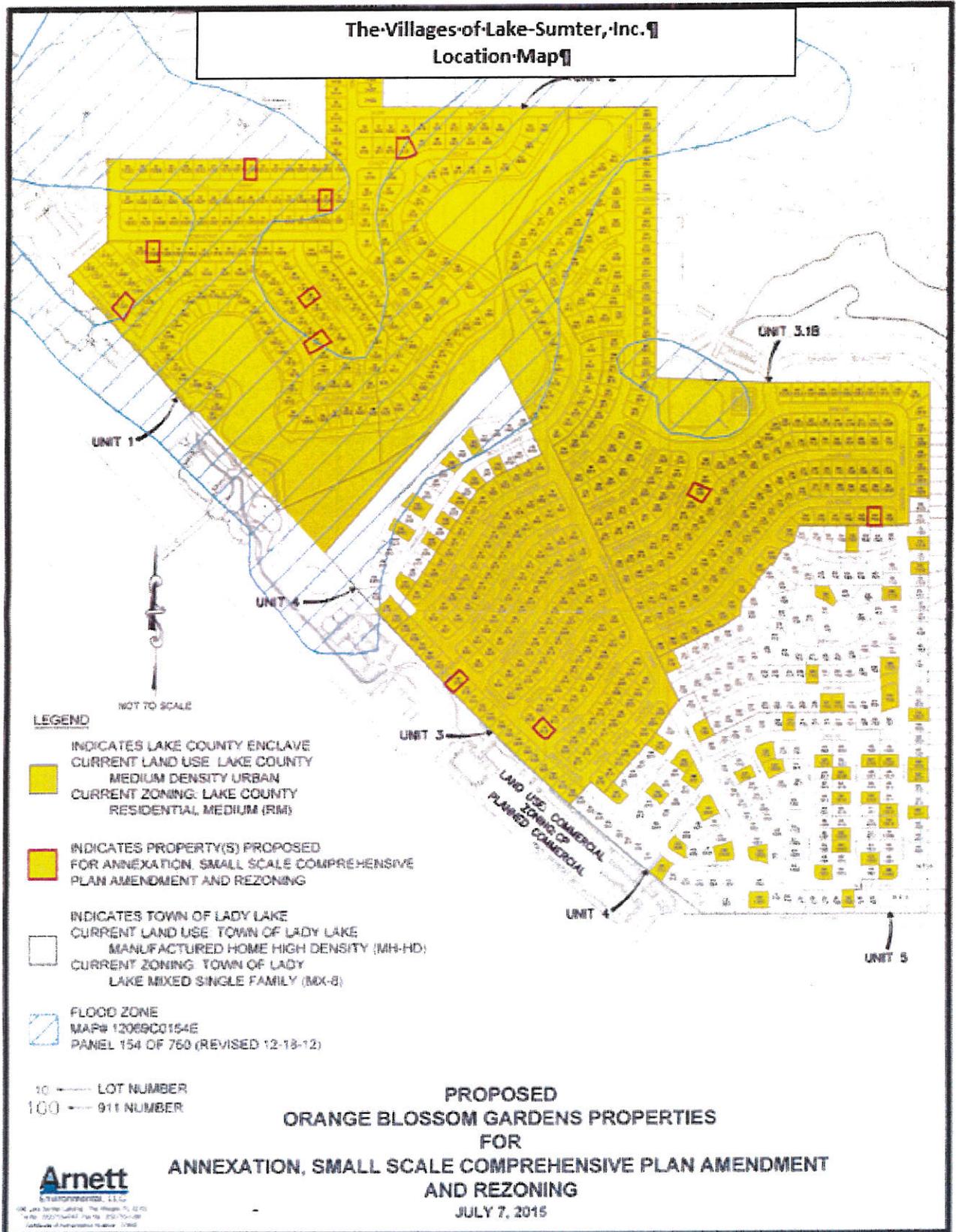
Lake County "Urban Medium"

Lake County "Urban Medium"

Subject Parcels

500 250 0 500
Feet





TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrency Determination: (check one)

- Comprehensive Plan Land Use Amendment
- Preliminary/Final Subdivision Approval
- Rezoning
- Site Plan Approval
- Other

2. Applicant: Martin L. Dzuro, V.P. of The Villages of Lake-Sumter Inc.
 Address: 1045 Lake Sumter Landing, The Villages, FL 32162
 Telephone: (352) 753-6262 E-Mail: marty.dzuro@thevillages.com

3. Owner: The Villages of Lake-Sumter Inc.
 Address: 1020 Lake Sumter Landing, The Villages, FL 32162
 Telephone: See above. E-Mail: See above.

4. Property Address: See attached list.

5. Alt. Key #: See attached list. 6. Total Acreage: Approx. 1.4 acres

7. Existing Zoning: RM - Residential Medium 8. Proposed Zoning: MX-8 Mixed SF

9. Existing Land Use: Med. Density Urban 10. Proposed Land Use: MH-HD

11. Residential Lots/Units: 11 lots 12. Non-Resident, Gross Sq. Ft.: _____

13. Method of Wastewater Treatment: N/A See attached sheet.
 a. Septic Tank: _____ b. Central Sewer: _____ c. Other: _____
 County Permit: _____ County #: _____

14. Wastewater Flow Rates: *N/A See attached sheet.
 ERU Determination Per Chapter 14, Appendix A-A: _____ ERUS x 250 = _____ GPD

15. Water Usage: * N/A See attached sheet.
 ERU Determination Per Chapter 14, Appendix A-A: _____ ERUS x 250 = _____ GPD

16. Solid Waste: (3.39 pounds per capita, per day): N/A See attached sheet. _____ Pounds

17. Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):
N/A See attached sheet.

18. Population (residential only) 1.86 persons per household: N/A See attached sheet. _____ Persons

19. Recreation (residential only) 4 acres per 1,000 residents: N/A See attached sheet. _____ Acres

Signature of Engineer: *Kalvin James* Date: 7/9/15

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	Plat Book/Page
1	OBG3	135	819	Truman Ave	2600179	23/27-29
2	OBG1	28	1316	Teakwood	1482160	18/9
3	OBG2	91	913	Cindy Drive	1483140	20/58, 59
4	OBG3.1B	404	704	Truman Ave	2524308	25/33-35
5	OBG2	54	1015	Nell Way	1482933	20/58, 59
6	OBG1	2	1321	Paradise Drive	1535948	18/9
7	OBG2	45	1004	Nell Way	1732484	20/58, 59
8	OBG1	14	1028	Vermont Way	1672201	18/9
9	OBG1	40	1011	Aloha Way	1672279	18/9
10	OBG3.1B	296	806	Beechwood Ave	2524031	25/33-35
11	OBG3	169	918	Tarrson Blvd	1484057	23/27-29



4

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: August 10, 2015

SUBJECT: Ordinance No. 2015-10 - The Villages of Lake-Sumter, Inc.- Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2015-10 , a Rezoning of 1.56± Acres of Property consisting of 11 lots – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of Approval.
2. Motion to forward Ordinance No. 2015-10 , a Rezoning of 1.56 ± Acres of Property consisting of 11 lots – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of Denial.

Staff is in Support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to rezone properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The Rezoning application was received on Monday, July 13, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) Lady Lake- Planned Commercial (CP)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-08, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-08 for first reading on Wednesday, September 2, 2015 at 6:00 p.m. The second and final reading will be held on Wednesday, September 16, 2015 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

(2)
7/30/15

DEPARTMENT HEAD	<i>[Signature]</i>	Submitted	8/3/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
TOWN ATTORNEY		Approved as to Form and Legality		Date
TOWN MANAGER	<i>[Signature]</i>	Approved Agenda Item for:	8/10/15	Date

BOARD ACTION: Approved as Recommended Disapproved
 Tabled Indefinitely Continued to Date Certain
 Approved with Modification

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ORDINANCE NO. 2015-08

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 1.56 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC., REFERENCED BY ALTERNATE KEYS 2600179, 1482160, 1483140, 2524308, 1482933, 1535948, 1732484, 1672201, 1672279, 2524031, & 1484057, 11 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, 2, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

Section 1. Pursuant to and under the authority of the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being 1.56 +/- acres in the unincorporated area of Lake County, Florida; existing as both contiguous and non-contiguous to the Town, more particularly described in Exhibit "A".

Section 2. Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and also a copy shall be filed with the Department of State of the State of Florida.

Section 3. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

Section 5. This Ordinance shall become effective upon its adoption.

Section 2. Severability. The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this ___ day of _____, 2015, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

**Legal Description and Map
EXHIBIT "A"**

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Parcel ID No. 06-18-24-0300-000-13500
Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800
Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100
Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400
Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400
Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200
Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500
Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400
Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

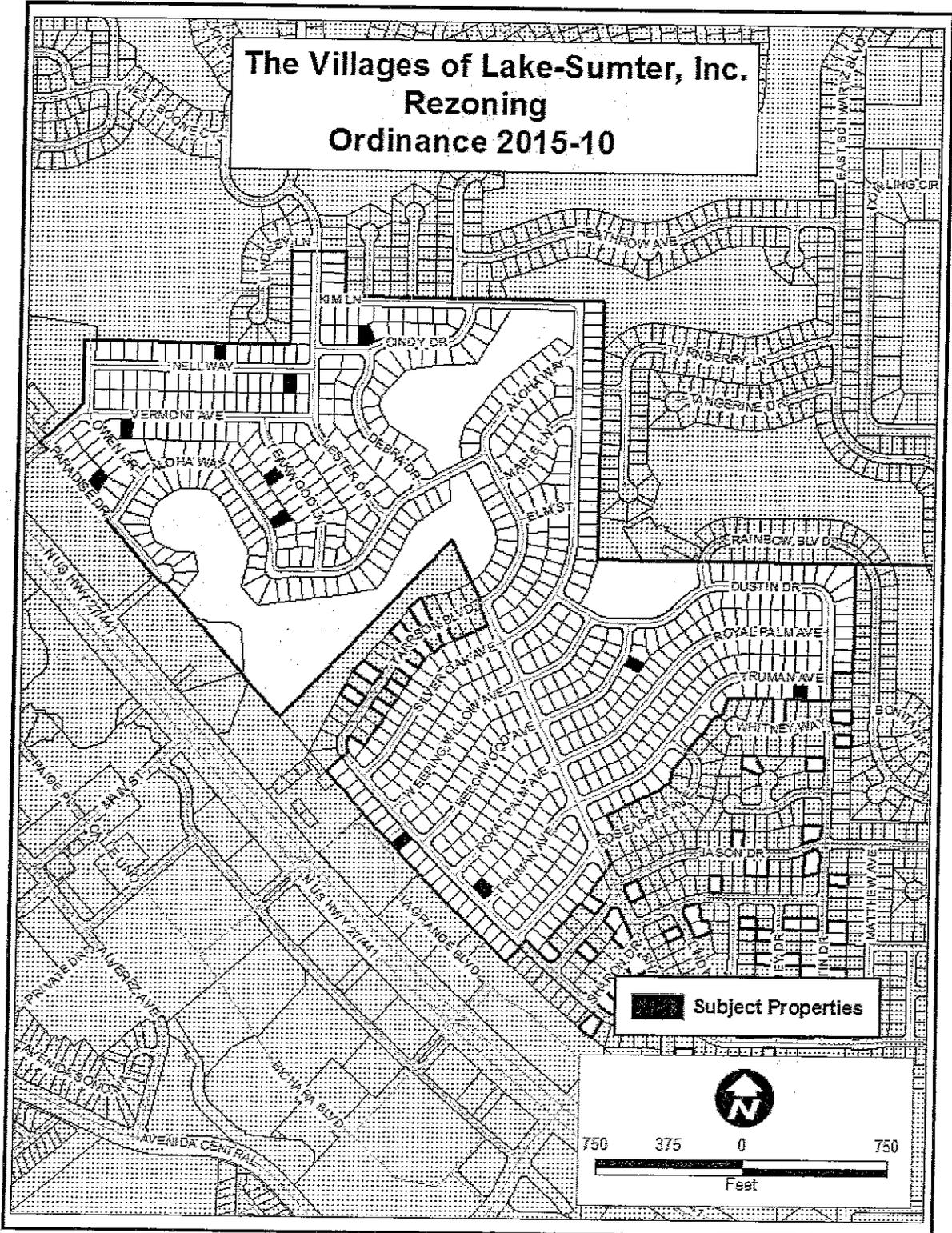
Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

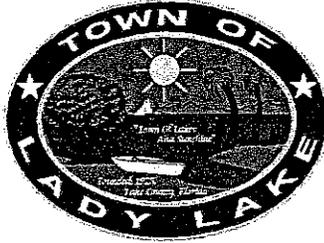
AND-

Parcel ID No. 06-18-24-0350-000-29600
Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900
Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG





**TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW 07/30/2015**

Project: Villages of Lake-Sumter, Inc.- Villages Enclave Annexation
Proposal: Annexation- Ord. 2015-08
Small Scale FLU Comprehensive Plan Amendment- Ord. 2015-09
Rezoning – Ord. 2015-10

Description: On Monday, July 13, 2015, applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Medium Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 11 lots.

Parcel ID No. 06-18-24-0300-000-13500

Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800

Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100

Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400

Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400

Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200

Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500

Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400

Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

Parcel ID No. 06-18-24-0100-000-04000

Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

Parcel ID No. 06-18-24-0350-000-29600

Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900

Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.
-

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. There are no comments at this time pertaining to any issues concerning annexation, small scale, and rezoning.
-

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.
-

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

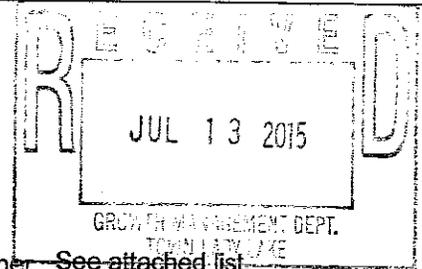
1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.
-

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. There are no comments at this time pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 11 lots.
-

TOWN OF LADY LAKE
REZONING APPLICATION



Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.
Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162
Email Address: See below.
Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro
Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162
Email Address: marty.dzuro@thevillages.com
Telephone #: (352) 753-6262
3. Applicant is: Owner Agent Purchaser Lessee Optionee
4. Property Address/Location: See attached list.
5. Legal Description of Property to be rezoned: See attached list.
6. The property is located in the vicinity of the following streets:
Northeast of US 441, North of Griffin Ave.
7. Area of Property: _____ Square feet _____ Acres _____
8. Utilities: Central Water Central Sewer Well Septic Tank
9. Existing zoning of property: Lake County: RM - Residential Medium
10. Requested zoning of property: Lady Lake: MX-8 - Mixed Single Family

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: Residential, Commercial, Industrial, Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter _____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.
11. Number, square footage and present use of the existing structures on the property;
None.
12. Proposed use the property: Residential

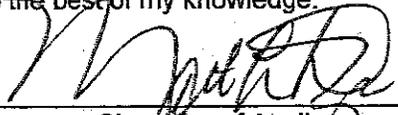
13. Has any land use application been file within last year in connection with this property?
____ Yes X No. If yes, briefly describe the nature of the request and the date when it was done:

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, sketch or survey of the property, Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

Rezoning Fees
Rezoning (except PUD, PFD, CP)
PUD
PFD/CP
Substantial Alterations (PUDS) Fees Paid: _____

I certify that the statements in this application are true to the best of my knowledge.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FIFTY (50) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:
Date Application Received: 7/13/15 Received by: W. Thow
Fees Paid: Bundle fee \$2,500.00

APPLICANT'S AFFIDAVIT

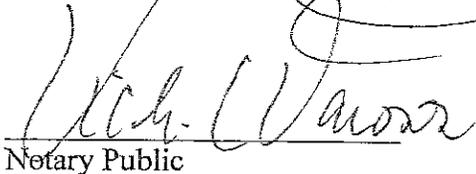
**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P., who being by me first duly sworn on oath, deposes and says: The Villages of Lake-Sumter Inc.

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires Rezoning to the MX-8 zoning classification to allow:
Mixed Single Family
- (4) That the sign cards will be posted at least seven (7) days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 3rd day of July, 2015, by Martin L. Dzuro, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.


Notary Public

Vicki C. Varnon

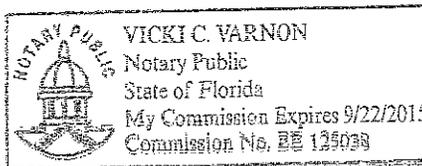


Exhibit A

Parcel ID #: 06182403000-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-02800

Lot 28 ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-40400

Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Page 27 through 29, Public Records of Lake County, Florida.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	Plat Book/Page
1	OBG3	135	819	Truman Ave	2600179	23/27-29
2	OBG1	28	1316	Teakwood	1482160	18/9
3	OBG2	91	913	Cindy Drive	1483140	20/58, 59
4	OBG3.1B	404	704	Truman Ave	2524308	25/33-35
5	OBG2	54	1015	Nell Way	1482933	20/58, 59
6	OBG1	2	1321	Paradise Drive	1535948	18/9
7	OBG2	45	1004	Nell Way	1732484	20/58, 59
8	OBG1	14	1028	Vermont Way	1672201	18/9
9	OBG1	40	1011	Aloha Way	1672279	18/9
10	OBG3.1B	296	806	Beechwood Ave	2524031	25/33-35
11	OBG3	169	918	Tarrson Blvd	1484057	23/27-29

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Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06303

ExM _____
Rec 0
Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 9th day of March, 2015 between Cheryl Hammond, a single woman, whose post office address is 18465 E. Raven Drive, Queen Creek, AZ 85142, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0518240300-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 026102055, Florida Title 20280553 bearing Real Property Decal # R079320 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Donald Larson

[Signature]
Cheryl Hammond

[Signature]
Witness Name: Christine S Edmiston

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 10 day of March, 2015 by Cheryl Hammond, a single woman, who is personally known or has produced a driver's license as identification.



[Signature]
Notary Public
Printed Name: Brenda Herber
My Commission Expires: 9/15/2017

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IN THE CIRCUIT COURT OF THE FIFTH
JUDICIAL CIRCUIT IN AND FOR LAKE
COUNTY, FLORIDA

CASE NO: 2014 CA 1169

ADVANTAGE LAND, LLC,
A Florida Limited Liability Company,
Plaintiff,

-vs-

THOMAS McVAY,
COLLEEN MARCHESE,
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT and
LAKE COUNTY CLERK OF COURT,
Defendants.

2015 MAY -5 AM 9:55
CLERK OF CIRCUIT
AND COUNTY COURT
LAKE COUNTY
FLORIDA

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 22 day of April, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Lake County, Florida:

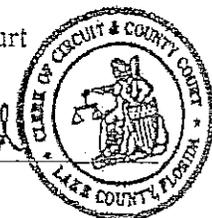
Lot 28, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1974 Manufacture Home bearing the ID #02611847H, Florida Title #1119776 and Real Property Decal #12066900.

was sold to The villages of Lake Sumter Inc, 1000 Lake Sumter Landing, The villages, FL 32162
Witness my hand and seal of this Court on this 5 day of May,

2015.

NEIL KELLY
Clerk of the County Court
Lake County, Florida

By: H. Sued
Deputy Clerk



Case: 2014 CA 001169
0008736728
01: C01

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UPSC004 RETURN
ExN _____
Rcc _____
Doc _____
Prepared by and return to: _____
Gary Fuchs/tn
Attorney at Law Int _____
McLin Burned Total _____
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06527

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Warranty Deed

This Warranty Deed made this 15th day of April, 2015 between Donna Pollinger, a married woman, Individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, whose post office address is 1585 Inwood Avenue, Angola, NY 14006, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this Instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1976 HILL Manufactured Home, ID# 0261309J, Florida Title 13355264 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.281, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

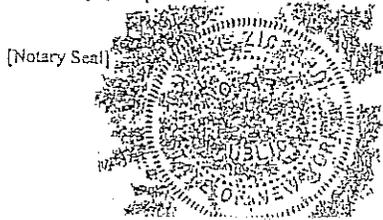
Signed, sealed and delivered in our presence:

Erin Arendt
Witness Name: Erin Arendt

Adam Jagusz
Witness Name: Adam Jagusz

State of New York
County of Erie

The foregoing instrument was acknowledged before me this 13 day of April, 2015 by Donna Pollinger, a married woman, Individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, who [] is personally known or [X] has produced a driver's license as identification.



Donna Pollinger
Donna Pollinger, Individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991

Cheryl Ziccardi
Notary Public
Printed Name: Cheryl Ziccardi
My Commission Expires: 4/23/18

CHERYL ZICCARDI
No. D1214985520
Notary Public, State of New York
Registered in Erie County

4

5500

Ex: _____
Fee: _____
Dut: _____
Est: _____
Total: _____

Prepared by and return to:
Gary Fuchs/ess
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32182
File No.: P06586



[Spaced Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of April, 2015 between Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, whose post office address is 305 Brook Village Road, Apt. 3, Nashua, NH 03062, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32182 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 LIBERTY Manufactured Home, ID# 10L13093, Florida Title 19136826 bearing Real Property Decal # R077658 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

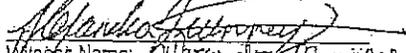
NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

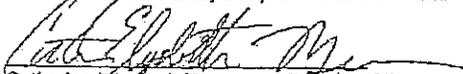
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

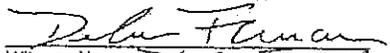
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:


Witness Name: ALEXIA

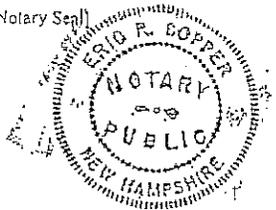

Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995


Witness Name: DEBRA FARRAR

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 16 day of April, 2015 by Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, who is personally known or has produced a driver's license as identification.

(Notary Seal)




Notary Public

Printed Name: ERIC COPPER

My Commission Expires: ERIC R. COPPER, Notary Public
My Commission Expires March 1, 2017

5

M.OC

Ext: 50
Rec: 50
Doc: 50
Int: _____
Total: _____

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06016

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of April, 2015 between Linda K. Kelly, a single woman and Jill N. Kelly, a single woman, whose post office address is 1436 Evergreen Court, Oselan, IN 46777, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02811222H thereon. The Titles have been retired.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Vicki DeBellis
Witness Name: Vicki DeBellis

Shelly E. Hestley
Witness Name: Shelly E. Hestley

Bonnie DeAlcatraz
Witness Name: Bonnie DeAlcatraz

Linda K. Kelly
Linda K. Kelly

Jill N. Kelly
Jill N. Kelly

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Linda K. Kelly, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]



TERESA NORVELL
NY COMMISSION # FF 100028
EXPIRES: June 2, 2018
Notary Public

Teresa Norvell

Notary Public

Printed Name: _____

My Commission Expires: _____

6

2000

Prepared by and return to:
Gary Fuchs/ssa
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06726

Ent: _____
Rec: _____
Doc: _____
Int: _____
Total: _____

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RETURN

Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between James E. Scheiman and Joann M. Scheiman, husband and wife, whose post office address is 17448 SE 112th Court, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0818240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 90, Public Records of Lake County, Florida,

Together with a 1973 HILLMAN Manufactured Home, ID# 02613588G, Florida Title 6154043 bearing Real Property Decal # R366003 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Janice Schorpe
Witness Name: JANICE SCHORPE
Stacy Spears
Witness Name: Stacy Spears

James E. Scheiman
James E. Scheiman
Joann M. Scheiman
Joann M. Scheiman

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by James E. Scheiman and Joann M. Scheiman, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Stacy Spears
Notary Public
Printed Name: _____
My Commission Expires: _____
STACY S. SPEARS
MY COMMISSION # FF 072714
Expires December 26, 2017
Notary Public - State of Florida

7

15000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06643



Exh
Rec
Doc
Int
Title

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Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between Robert L. Smith, Jr., a single person, whose post office address is 1022 Nell Way, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02812309H thereon. The Titles have been retired.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

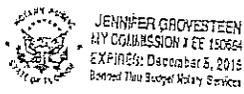
Witness Name: Jennifer Grovesteen
Witness Name: Mrs. Carlson

Robert L. Smith, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Robert L. Smith, Jr., who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Notary Public
Printed Name: Jennifer Grovesteen
My Commission Expires: 12/5/15

70,000

8

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06413

ExN _____
Rec 10 _____
Doc _____
Int _____
Total _____

INSTRUMENT #2015060227
OR BK 4633 PG 2404 - 2404 (1 PGS)
DATE: 6/4/2015 2:29:25 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00 DEED DOC \$490.00

[Space Above This Line For Recording Data]



Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between John C. Verville and Larisa Verville, husband and wife, whose post office address is 3232 Hampton Lane, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals; and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1970 HILLCREST Manufactured Home, ID# HF4881D, Florida Title 8994673 bearing Real Property Decal # R439155 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

John C. Verville
John C. Verville

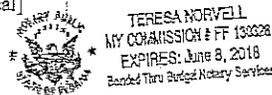
Jeanmarie Nichols
Witness Name: Jeanmarie Nichols

Larisa Verville
Larisa Verville

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by John C. Verville and Larisa Verville, husband and wife, who [] are personally known or [X] have produced a driver's license as identification, and military photo ID and Villages photo ID for John C. Verville.

[Notary Seal]



Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

74000

(9)

INSTRUMENT #2015060237,
OR BK 4633 PG 2433 - 2433 (1 PGS)
DATE: 6/4/2015 2:32:19 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00 DEED DOC \$518.00

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06723

ExN 10
Rec 10
Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, whose post office address is 73 Stony Road, Lancaster, NY 14086, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1973 Chev Manufactured Home, ID# G6291, Florida Title 10178668 bearing Real Property Decal # R0814914 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Kelly Ragosta
Witness Name: Kelly Ragosta

Lorraine Schalberg
Lorraine Schalberg

Karen Beckstein
Karen Beckstein f/k/a Karen J. Seiders

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Jennifer Grovesteen
Notary Public
Printed Name: Jennifer Grovesteen
My Commission Expires: 12/5/15



10

En 10
Rec 10
Doc 10
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Mikal L. Brown, whose post office address is 608 Rainbow Blvd, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & #02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

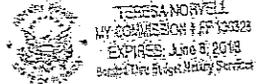
Mikal L. Brown
Mikal L. Brown

Tina Brasley
Witness Name: Tina Brasley

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Mikal L. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]



Teresa Norvell
Notary Public
Printed Name: _____
My Commission Expires: _____

10

ExN 10
Rec 10
Doc 70
Int 70
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Nathan K. Brown, whose post office address is 14 Brendan Lane, Niskayuna, NY 12309, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Alfred Edwards

[Signature]
Nathan K. Brown

[Signature]
Witness Name: Ronald Thompson

State of NY
County of Albany

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Nathan K. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Fatima Abdel-Hamid

My Commission Expires: 4/26/19

FATIMA ABDUL-HAMMED
Notary Public-State of New York
No. 01AB5062525
COMMISSION EXPIRES 4/26/19

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Rec
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Patrick E. Brown, whose post office address is 48 Zabel Hill Rd, Feura Bush, NY 12067, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an Improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

W. F. C. [Signature]
Witness Name: W. F. C. [Signature]

Patrick E. Brown [Signature]
Patrick E. Brown

Laura [Signature]
Witness Name: Laura [Signature]

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WE006833
Qualified in Albany County
Commission Expires November 26, 2017

State of NEW YORK
County of MADISON

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Patrick E. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: David N. Weinraub
My Commission Expires: 11/26/17

70

Prepared by and return to:
Gary Euchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Doc
Int
Total

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Timothy A. Brown, whose post office address is 213 Paisley Rd., Ballston Spa, NY 12020, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Eric McLean
[Signature]
Witness Name: [Signature]

[Signature]
Timothy A. Brown

State of New York
County of Ontario

The foregoing instrument was acknowledged before me this 18th day of June, 2015 by Timothy A. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal] Becky A. Snell
NOTARY PUBLIC STATE OF NEW YORK
FULTON COUNTY
LIC #015615704
MY COMMISSION EXPIRES MAY 29, 2019
Notary Public: [Signature]
Printed Name: Becky A. Snell
My Commission Expires: 05/29/2019

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EM 10
R.C.
Doc
M
G.M.

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLIn Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Bobby B. Brown, whose post office address is 215 Terrace Mountain Rd, Schoharie, NY 12157, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Margaret Risse

Witness Name: Margaret Risse

Bobby B. Brown

Bobby B. Brown

Margaret Hildreth

Witness Name: Margaret Hildreth

State of New York
County of Schoharie

The foregoing instrument was acknowledged before me this 20 day of June, 2015 by Bobby B. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

Margaret Risse
Notary Public

Printed Name: MARGARET R RISSE

MARGARET R RISSE
Notary Public, State of New York
Schoharie County, Reg. No. 01963078306
Commission Expires 8/5/16

My Commission Expires: 8/5/16

70

En. 0
Res. 0
Doc. 70
Int. 70
Tax. 70

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Kelly L. Brown, whose post office address is PO Box 28187, Christianstad, VI 00824-2187, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077356 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining,

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Terri Ann Charles

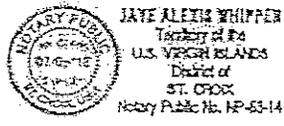
[Signature]
Kelly L. Brown

[Signature]
Witness Name: Amy Patricia Parker De Sorbo

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Kelly L. Brown, who is personally known or have produced a driver's license as identification

[Notary Seal]



[Signature]
Notary Public
Printed Name: Jaye A WHIPPER
My Commission Expires: July 9, 2018

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ENR
 Rec 10
 Prepared by and return to: 10
 Gary Fuchs/jg
 Attorney at Law
 McLin Burnsed
 1028 Lake Sumter Landing
 The Villages, FL 32162
 File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Matthew S. Brown, whose post office address is 4 Huckleberry Road, Castleton, NY 12033, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

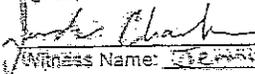
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

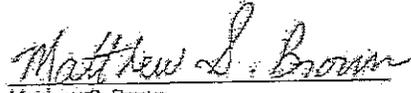
TO HAVE AND TO HOLD, the same in fee simple forever.

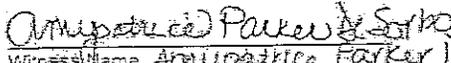
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: Jeremiah Charles


 Matthew S. Brown

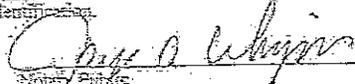

 Witness Name: Amy Patricia Parker DeSorbo

State of St. Croix
 County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Matthew S. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]




 Notary Public
 Printed Name: Jaye A. Whipper
 My Commission Expires: July 9, 2018

80,000

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ExN 10
Rec 10
Doc _____
Int _____
Total _____

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burns
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Peter M. Brown, whose post office address is 21 High Street, Rensselaer, NY 12144, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R077357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gary Fuchs
Witness Name: Gary Fuchs

Peter M. Brown
Peter M. Brown

Sherry Letourneau
Witness Name: Sherry Letourneau

DAVID N. WEINRAUB
Notary Public, State of New York
Notary # 00000000000000000000
Qualified in Albany County
Commission Expires November 23, 2017

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Peter M. Brown, who is personally known or have produced a driver's license as identification.

[Notary Seal]

David Weinraub
Notary Public
Printed Name: David Weinraub
My Commission Expires: 11/23/17

9000

17

Prepared by and return to:
Gary Fuchs/jag
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06686

Exp _____
Rec 10 _____
Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 26th day of June, 2015 between Linda L. Lutkowski, a single woman, whose post office address is 36 Acorn Circle, Apt 102, Baltimore, MD 21286, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1028 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1978 BRIGHT Manufactured Home, ID# 3R60R38545, Florida Title 14955337 bearing Real Property Decals # R12447644.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Condrea Miller

Linda L. Lutkowski
Linda L. Lutkowski

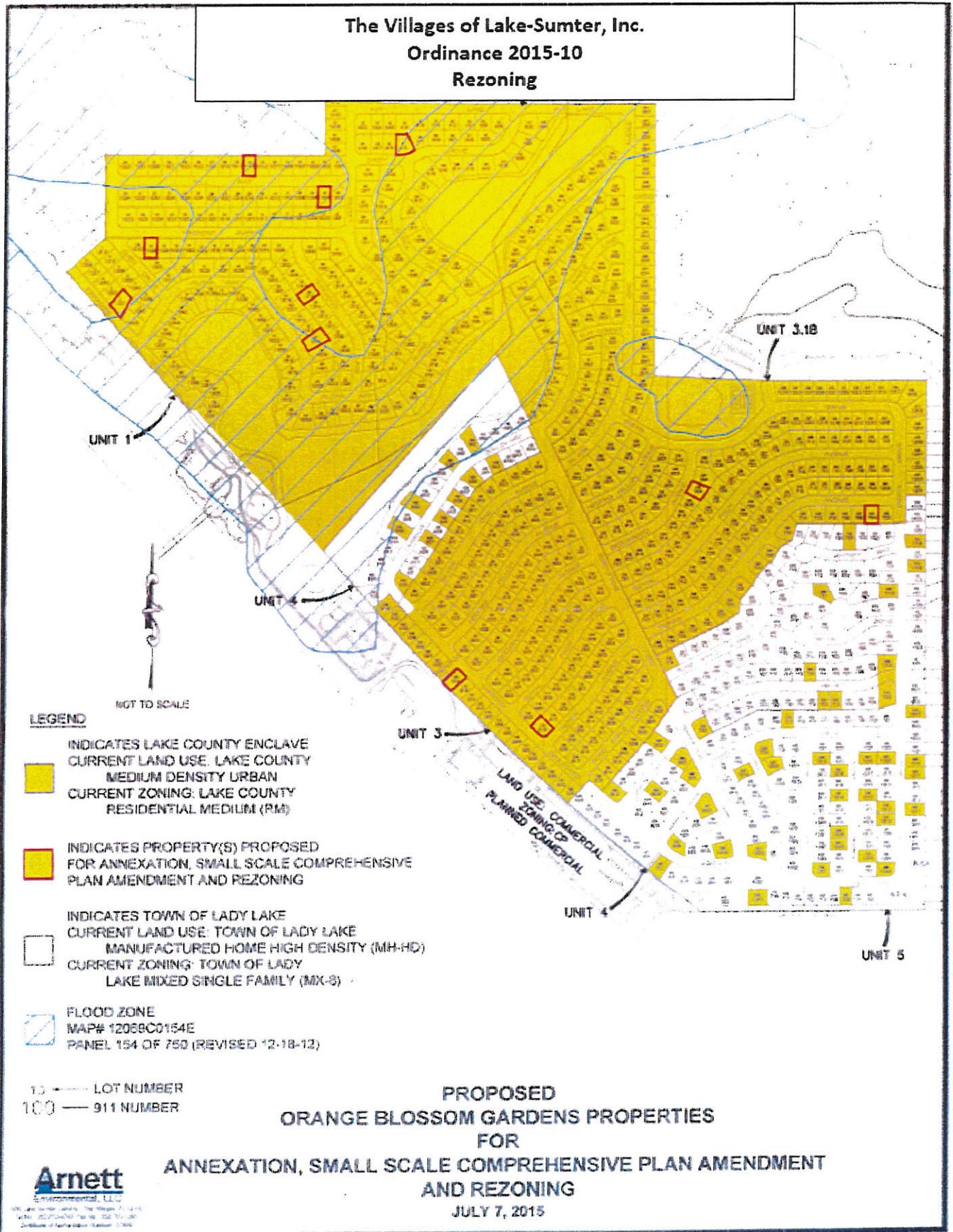
Witness Name: Angela

State of Maryland
County of Baltimore

The foregoing instrument was acknowledged before me this 26th day of June, 2015 by Linda L. Lutkowski, a single woman who is personally known or has produced a driver's license as identification.

[Notary Seal]

Patricia A. Mack
Notary Public
Printed Name: Patricia A. Mack
My Commission Expires: PATRICIA A. MACK
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 2, 2018



Ordinance 2015-10 Proposed Zoning Map

