

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

Katherine Ortiz, a staff employee  
in the course of duty with the  
Real Estate Management Division of Orange  
County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**THIS IS A DONATION**

**Property Appraiser's Parcel Identification Number(s):**

03-23-29-0180-04-140

**Address:** 937 18<sup>th</sup> Street, Orlando, Florida 32805

**Project:** Surplus Lot Conveyance for Affordable Housing

**NOTICE:** This conveyance is given pursuant to Sections 125.379 and 125.38, Florida Statutes for the purpose of fulfilling the County's program to provide affordable housing on public owned lands. This County Deed is subject to use restrictions and County's right of reversion.

**COUNTY DEED**

**THIS DEED**, made as of the date signed below, by **Orange County**, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, **GRANTOR**, and **Habitat for Humanity Greater Orlando and Osceola County, Inc.**, a Florida not for profit Corporation, whose address is 4116 Silver Star Road, Orlando, Florida 32808, **GRANTEE**.

**WITNESSETH:** That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**SEE ATTACHED EXHIBIT A**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Surplus Lot Conveyance for Affordable Housing

**SUBJECT TO:** Those restrictions and reserved rights pursuant to the Project Administration Agreement Between Orange County, Florida and Habitat for Humanity Greater Orlando and Osceola County, Inc., a Florida not for profit Corporation, Regarding the Donation of County-Owned Properties For the Construction of Permanent Affordable Housing as approved by the Orange County Board of County Commissioners on May 6<sup>th</sup>, 2025 (the “Agreement”), incorporated herein by reference and on file with the Orange County Comptroller’s Office:

**Restriction on Sales:**

1. GRANTEE is restricted from conveying the Property to a third-party prior to fulfilling its obligations under the Agreement; and
2. GRANTEE shall ensure that the Developed Property is not sold to investors and is only sold to Qualified Homebuyers as fee simple as prescribed in the Agreement; and
3. GRANTEE may not sell the Property to Qualified Homebuyers in excess of the Developed Property’s appraised value.

**AND**

GRANTOR’S right of reversion pursuant to the Agreement in the event GRANTEE is unable to fulfill its obligations pursuant to the Agreement.

Capitalized terms used in this section are defined in the Agreement. Release of any of the above Restriction on Sales shall be through approval of the Orange County Board of County Commissioners and recorded in the Public Records of Orange County, Florida.

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**IN WITNESS WHEREOF**, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.

**“COUNTY”**

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

Date: \_\_\_\_\_

**ATTEST:**

Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Printed Name

Project: Surplus Lot Conveyance for Affordable Housing

**EXHIBIT A**  
**LEGAL DESCRIPTION**

ANGEBILT ADDITION H/79 LOT 14 BLK 4