

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

Katherine E. 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

Property Appraiser's Parcel Identification Number(s):
02-23-29-1092-00-051

Project: S011 – 438 W. Kaley Street

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 **Carter-Kaley Street, LLC**, a Florida limited liability company, whose address is 3333 S. Orange Ave., Suite 200, Orlando, Florida 32806, 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.

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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

EXHIBIT A
LEGAL DESCRIPTION

That part of Lot 5, John W. Burke's Subdivision, as recorded in Miscellaneous Book 4, Page 135, Public Records of Orange County, Florida, being described as follows:

From the Northeast corner of Lot 14, Block B, Lake Holden Industrial Park, as recorded in Plat Book Y, Page 15, Public Records of Orange County, Florida, said Northeast corner being marked by a cross-cut in a concrete curb and gutter, run North 89°25'23"East 79.99 feet, along the Easterly prolongation of the North boundary of said Lot 14, to a point on the East right-of-way line of Division Street, said East right-of-way line being described and recorded in Official Records Book 1360, Page 77, Public Records of Orange County, Florida; run thence North 00°04'24"West 453.21 feet, along said East right-of-way line, to an iron bar with cap, stamped "#1585 and #1819", for the Point of Beginning, said Point of Beginning being a point on a line parallel with and 10.00 feet South of, when measured at right angles to, the South face of the South wall line of an existing concrete block commercial building; thence run North 89°03'01"East 327.50 feet, along said parallel line, to the beginning of a non-tangent curve concave Southerly and having a radius of 418.65 feet; thence from a tangent bearing to the North 88°53'34"East, run Easterly 71.76 feet, along the arc of said curve through a central angle of 09°49'15", to a point on a line parallel with and 0.33 feet West of, when measured at right angles, to the West face of the West wall of an existing concrete block storage bend; thence run North 00°33'14" West 199.93 feet, along said parallel line, to a point on the Southerly right-of-way line of Kaley Avenue, as described and recorded in Official Record Book 1382, Page 552, Public Records of Orange County, Florida, said Southerly right-of-way line being a non-tangent curve concave Northerly and having a radius of 9,583.30 feet; thence from a tangent bearing of North 88°27'33" West, run Westerly 34.67 feet, along the arc of said curve and said Southerly right-of-way line through a central angle of 00°12'26", to the end of said curve; thence run North 88°01'5" West 10.48 feet, along said Southerly right-of-way line, to the beginning of a tangent curve concave Southerly and having a radius of 9,515.30 feet; thence run Westerly 319.25 feet, along the arc of said curve and said Southerly right-of-way line through a central angle of 01°55'21"; thence run South 44°50'44"West 46.74 feet, along said Southerly right-of-way line to a point on the aforesaid East right-of-way line of Division Street; thence run South 00°04'24"East 169.73 feet to the Point of Beginning.