

**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):
14-22-31-6539-12-090

Address: 2002 Bonneville Drive, Orlando, Florida 32826
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 **Bright Community Trust, Inc.**, a Florida not for profit corporation, whose address is 11923 Oak Trail Way, Suite 111, Port Richey, Florida 34668, **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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SUBJECT TO: Those restrictions and reserved rights pursuant to the Project Administration Agreement Between Orange County, Florida and Bright Community Trust, 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 6th, 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 in 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

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EXHIBIT A
LEGAL DESCRIPTION

Lot 9, Block 102, PALM LAKE ESTATES FIFTH ADDITION, according to the Plat thereof as recorded in Plat Book "U" Page 85 of the Public Records of Orange County, Florida.