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June 16, 2020

Frank S. Palen, Esq.  
Caldwell Pacetti Edwards Schoech & Viator LLP  
1555 Palm Beach Lakes Boulevard, Suite 1200  
West Palm Beach, FL 33401

Re: Common Area and Easement Deed from Santa Rosa Home-Owners Association, Inc.  
to ITID  
My File No. 015.134

Dear Mr. Palen:

I have enclosed the Common Area and Easement Deed (Special Warranty Deed) to be held by Caldwell Pacetti Edwards Schoech & Viator LLP in escrow pursuant to Section 3(B) (1) of the Agreement between Santa Rosa Home-Owners Association, Inc., and the Indian Trail Improvement District, dated January 22, 2020.

If you have any questions, please contact me.

Very truly,



Joseph Kuharcik

JK:jrg  
encl.

Prepared by:  
Joseph Kuharcik, Esq.  
1211 Plaza Circle  
Singer Island, FL 33404  
(561) 842-2477  
My File No.: 015.134

Return to:  
Frank S. Palen, Esq.  
Caldwell Pacetti Edwards Schoech & Viator LLP  
1555 Palm Beach Lakes Blvd., Suite 1200  
West Palm Beach, FL 33401

Consideration: \$10.00

### COMMON AREA AND EASEMENT DEED

THIS INDENTURE, made this 15 day of June, 2020, Between Santa Rosa Home-Owners Association, Inc., a Florida not for profit corporation, whose post office address is 741 W. Tropical Way, Ft. Lauderdale, FL 33317, of the County of Broward, State of Florida, Grantor\*, and the Indian Trail Improvement District, an Independent Special District of the State of Florida, whose post office address is 13476 61st Street North, West Palm Beach, FL 33412, of the County of Palm Beach, State of Florida, Grantee\*

Witnesseth, that said Grantor, for and in consideration of the sum of ----- TEN AND NO/100 (\$10.00) ----- Dollars, 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 Palm Beach County, Florida, to-wit:

All the real property described as easements for road, drainage, utilities, and/or canal purposes on Exhibit A, attached hereto and made a part hereof, in the unrecorded subdivision known as Santa Rosa Groves, located in Section 32, Township 42 S, Range 40 E, Palm Beach County, Florida

SUBJECT TO easements, restrictions, reservations of record, and taxes for 2020 and subsequent years.

This Deed has been prepared based on information provided by Grantor and without an examination of title.

By this instrument, Grantor conveys the common areas and easements of Santa Rosa Groves for roads, drainage, utilities and canals as described on Exhibit A, attached hereto and made a part hereof, to Indian Trail Improvement District, an Independent Special District of the State of Florida, subject to all recorded instruments affecting the property.

And the Grantor does hereby fully warrant the title to said property by, through and under the said Grantor and will defend the same against lawful claims of all persons claiming by,

through or under the Grantor.

\*"Grantor" and "Grantee" are used for singular and plural, as context requires.

Signed, sealed and delivered in our presence:

Santa Rosa Home-Owners Association, Inc.,  
a Florida not for profit corporation

SIGN [Signature]

By: [Signature]  
Simone Riccobono, as its President

PRINT Andrew Kahrs

SIGN [Signature]

PRINT James Taylor

STATE OF CALIFORNIA  
COUNTY OF VENTURA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of June, 2020, by Simone Riccobono, President of Santa Rosa Home-Owners Association, Inc., a Florida not for profit corporation. He  is personally known to me or  has produced CA DMV License as identification.

NOTARY PUBLIC:

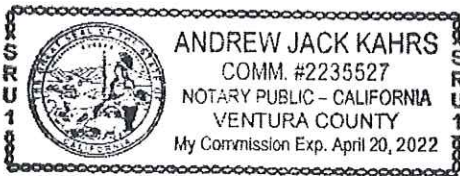
SIGN: [Signature]

PRINT: Andrew Jack Kahrs

STATE OF CALIFORNIA

MY COMMISSION NO.: 2235527

MY COMMISSION EXPIRES: April 20, 2022



A parcel of land in Section 32, Township 42 South, Range 40 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

Beginning at the Southeast corner of said Section 32, thence, run N 00°05'20" W a distance of 5298.65 feet to the Northeast corner of said Section 32, thence, S 89°52'00" W a distance of 50.0 feet to a point in the North line of said Section 32, thence S 00°05'20" E a distance of 5298.66 feet to a point in the South line of said Section 32, thence N 89°55'20" E along the South line of said Section 32, a distance of 50.0 feet to the Point of Beginning and the Southeast corner of said Section 32. (Road and Utility Easement)

A parcel of land in Section 32, Township 42 South, Range 40 East, Palm Beach County Florida, said parcel being more particularly described as follows:

Commencing at the Northeast corner of said Section 32, thence S 89°52'00" W along the North line of said Section 32, a distance of 50.0 feet to the Point of Beginning, thence continue S 89°52'00" W along the North line of said Section 32, a distance of 5162.17 feet to a point, thence S 00°04'24" E a distance of 80.0 feet to a point, thence N 89°52'00" E along a line 80.0 feet South of and parallel with the North line of said Section 32, a distance of 5162.19 feet to a point 50.0 feet West of the East line of said Section 32, thence N 00°05'20" W a distance of 80.0 feet, to a point in the North line of said Section 32, and the Point of Beginning. (Road and Canal Easement).

A parcel of land in Section 32, Township 42 South, Range 40 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 32, which is also the Point of Beginning of the property described, thence S 00°04'24" E along the West line of said Section 32, a distance of 5293.51 feet to the Southwest corner of said Section 32, thence N 89°55'20" E along the South line of said Section 32, a distance of 90.0 feet to a point, thence N 00°04'24" W along a line 90.0 feet East of and parallel with the West line of said Section 32, a distance of 5293.30 feet to a point in the North line of said Section 32, thence S 89°52'00" W a distance of 90.0 feet to the Northwest corner of said Section 32 and the Point of Beginning. (Road and Canal Easements)

A parcel of land in Section 32, Township 42 South, Range 40 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 32, thence S 89°55'20" W along the said South line of said Section 32, a distance of 50.0 feet to the Point of Beginning. Thence continue S 89°55'20" W along the South line of said Section 32, a distance of 5163.61 feet to a point, which point is 90.0 feet East of the Southwest corner of said Section 32, thence N 00°04'24" W along a line parallel with the West line of said Section 32, a distance of 60.0 feet to a point, thence N 89°55'20" E on a line parallel with the South line of said Section 32, a distance of 5163.58 feet to a point 50.0 feet West of the said East line of said Section 32, thence S 00°05'20" E parallel with the East line of said Section 32, a distance of 60.0 feet to a point in the South line of Section 32 and the Point of Beginning. (Road Easement)

EXHIBIT A

A parcel of land in Section 32, Township 42 South, Range 40 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 32, thence S 89°55'20" W along the South line of said Section 32, a distance of 50.0 feet to a point, thence N 00°05'20" W a distance of 1478.93 feet to the Point of Beginning, thence S 89°54' 00" W a distance of 5163.21 feet to a point 90.0 feet East of the West line of said Section 32, thence N 00°04'24"W a distance of 80.0 feet to a point, thence N 89°54' 00" E a distance of 5163.19 feet to a point 50.0 feet West of the East line of said Section 32, thence S 00°05'20" E a distance of 80.0 feet to the Point of Beginning. (Road and Drainage, and Drainage Easements)

A parcel of land in Section 32, Township 42 South, Range 40 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 32, thence S 89°55'20" W along the South line of said Section 32, a distance of 50.0 feet to a point, thence N 00°05'20"W parallel with the East line of said Section 32, a distance of 2984.93 feet to the Point of Beginning, thence S 89°54'00" W a distance of 5162.80 feet to a point 90.0 feet East of the West line of said Section 32, thence N 00°04'24" W parallel with the West line of said Section 32, a distance of 80.0 feet to a point, thence N 89°54' 00" E a distance of 5162.78 feet to a point 50.0 feet West of the East line of said Section 32, thence S 00°05'20" E a distance of 80.0 feet to the Point of Beginning. (Road Easement)

A parcel of land in Section 32, Township 42 South, Range 40 East, Palm Beach County, Florida said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 32, thence S 89°55'20" W along the South line of said Section 32, a distance of 50.0 feet to a point, thence N 00°05'20" W a distance of 4091.85 feet to the Point of Beginning, thence S 89°54'00" W a distance of 5162.49 feet to a point 90.0 feet East of the West line of said Section 32, thence N 00°04'24" W parallel with the said West line of said Section 32, a distance of 70.0 feet to a point, thence N 89°54'00" E a distance of 5162.47 feet to a point 50.0 feet West of the East line of said Section 32, thence S 00°05'20" E a distance of 70.0 feet to the Point of Beginning. (Utility, Drainage and Road Easement)

The above referenced descriptions are based upon bearings, distances and data as depicted on the survey and lot layout of Santa Rosa Groves, prepared by Teddy O. Potter & Associates, and being a part of the Corrected Affidavit of Exemption recorded in Official Record Book 3078, pages 1509 through 1513, Official Records of Palm Beach County, Florida.

Together with:

All Road, Drainage and Utility Easements lying within Section 32, Township 42 South, Range 40 East, Palm Beach County, Florida, as shown on the unrecorded Plat of SANTA ROSA GROVES as depicted on the Corrected Affidavit of Exemption recorded in Official Record Book 3078, pages 1509 through 1513 of the Official Records of Palm Beach County, Florida.

EXHIBIT A (CONT'D)

