

**PAUL H. NESSLER, JR.**  
Attorney At Law

10002 Cortez Boulevard  
Spring Hill, Florida 34613

(352) 596-4242  
Facsimile (352) 596-8111

May 16, 2005

Homeowners Association of Woodland Waters, Inc.  
10143 Short Leaf Court  
Weeki Wachee, FL 34613  
Attn: Richard L. Firebaugh, President

Re: Tooke Lake Joint Venture deeds to Homeowners  
Association of Woodland Waters, Inc.

Dear Mr. Firebaugh:

Enclosed are the two original recorded Quit Claim Deeds from Tooke Lake Joint Venture, a Florida general partnership, to Homeowners Association of Woodland Waters, Inc., which convey the two parcels of property lying on each side of Woodland Waters Boulevard as it intersects with Commercial Way (U.S. 19), said deeds recorded on May 3, 2005 in O. R. Book 2015 at Pages 755-758 and O. R. Book 2015 at Pages 759-761, Public Records of Hernando County, Florida.

It has been a pleasure being of service in this matter. If there is anything further we can do to be of assistance, please do not hesitate to contact this office.

Very truly yours,

  
Paul H. Nessler, Jr.

PHN:jw  
Enclosures  
c: Tooke Lake Joint Venture

4/2  
Florida QUIT CLAIM DEED  
THIS INSTRUMENT PREPARED BY:  
PAUL H. NESSLER, JR.  
Attorney at Law  
10002 Cortez Blvd.  
Spring Hill, Florida 34613  
Parcel ID No.  
File #04RE654

R

Doc# 2005035936  
Hernando County, Florida  
05/03/2005 9:45AM  
KAREN NICOLAI, Clerk

RECORDING FEES \$ 35.50  
DEED DOC STAMP \$ 0.78  
05/03/2005 *JM* Deputy Clk

OFFICIAL RECORDS  
BK: 2015 PG: 755

**This Indenture** *Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one*

Made this 23<sup>rd</sup> day of March, A.D. 2005.

Between **Tooke Lake Joint Venture, a Florida General Partnership**, whose post office address is 4419 Grand Boulevard, New Port Richey, Florida 34652, *party of the first part*, and **Homeowners Association of Woodland Waters, Inc.**, whose post office address is 4419 Grand Boulevard, New Port Richey, Florida 34652, *party of the second part*,

**Witnesseth**, that the said party of the first part, for and in consideration of the sum of -----TEN and 00/100 DOLLARS-----, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of HERNANDO State of FLORIDA, to wit:

See attached Exhibit "A"  
(Northern Parcel)

Party of the first part reserves unto the party of the first part, their heirs, successors and assigns, as and for an appurtenance to the real property described in Exhibit "B" and designated as "Billboard and Ingress/Egress Easement" and for any part of the property, a perpetual easement of right to receive light, air, and an obstructed view over any portion of the real property described above, to the extent that light, air, and view will be received and enjoyed by limiting any structure, fence, trees, or shrubs on the property described above, or any part of it, to a height not extending above a horizontal plane Fifteen (15) feet above the level of the roadway of Woodland Waters Boulevard, as the street level now exists at the junction of U.S. 19 and Woodland Waters Boulevard, as described above. Any obstruction of the view above the horizontal plane will be considered an unauthorized interference with the right or easement and will be removed on demand at the expense of party of the second part, and their heirs, successors and assigns in the ownership of that real property described above or any part of the real property.

Party of the first part HEREBY CERTIFIES THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD AS MADE AND PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO Party of the first part's HOMESTEAD.

**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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

**In Witness Whereof**, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness 1: *Paul H. Nessler, Jr.*  
Printed: PAUL H. NESSLER, JR.

Witness 2: *Mary Jane Stein*  
Printed: Mary Jane Stein

TOOKE LAKE JOINT VENTURE,  
a Florida General Partnership

*E.F. Swartzel* (Seal)  
E.F. Swartzel, as President of  
Swartzel Properties, Inc.  
a General Partner

STATE OF *Florida*  
COUNTY OF *Hernando*

The foregoing instrument was acknowledged before me this 23<sup>RD</sup> day of March, 2005, by E. F. Swartzel, as President of Swartzel Properties, Inc., a general partner of Tooke Lake Joint Venture, a Florida General Partnership, who is personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign

*Paul H. Nessler, Jr.*

(Notary

Print

PAUL H. NESSLER, JR.

Seal)

My Commission Expires:



Paul H Nessler Jr

My Commission DD264184

Expires December 02, 2007

**OFFICIAL RECORDS**  
**BK: 2015 PG: 756**

## NORTH PARCEL

## D E S C R I P T I O N :

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 17 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 19 AND THE NORTH RIGHT OF WAY LINE OF WOODLAND WATERS BOULEVARD AS SHOWN ON THE PLAT OF WOODLAND WATERS PHASE ONE, PLAT BOOK 24, PAGES 8-11, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT OF WAY OF U.S. HIGHWAY 19 N 14°09'49" E A DISTANCE OF 383.74 FEET; THENCE LEAVING SAID RIGHT OF WAY, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 66°25'27", A CHORD LENGTH OF 219.10 FEET, AND A CHORD BEARING OF S 19°02'55" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 231.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 66°25'27", A CHORD LENGTH 219.10 FEET, AND A CHORD BEARING OF S 19°02'55" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.88 FEET TO A POINT OF TANGENCY; THENCE S 14°09'49" W A DISTANCE OF 40.04 FEET TO THE NORTH RIGHT OF WAY OF WOODLAND WATERS BOULEVARD; THENCE ALONG SAID RIGHT OF WAY N 75°50'11" W A DISTANCE OF 225.01 FEET TO THE POINT OF BEGINNING.  
CONTAINS 1.07 ACRES, MORE OR LESS

Exhibit "B"

A BILLBOARD AND INGRESS/EGRESS EASEMENT  BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 19 AND THE SOUTH RIGHT OF WAY LINE OF WOODLAND WATERS BOULEVARD AS SHOWN ON THE PLAT OF WOODLAND WATERS PHASE ONE, PLAT BOOK 24, PAGES 8-11, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT OF WAY OF U.S. HIGHWAY 19 S 14°09'49" W A DISTANCE OF 195.93 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 76°50'37" E A DISTANCE OF 4.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 76°50'37" E A DISTANCE OF 44.06 FEET; THENCE S 35°52'45" E A DISTANCE OF 58.62 FEET TO A POINT ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 05°43'55", A CHORD LENGTH OF 20.00 FEET, AND A CHORD BEARING OF S 54°07'15" W; THENCE ALONG THE ARC OF SAID CURVE 20.00 FEET; THENCE LEAVING SAID CURVE N 35°52'45" W A DISTANCE OF 51.15 FEET; THENCE N 76°50'37" W A DISTANCE OF 36.49 FEET; THENCE N 12°51'18" E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

OFFICIAL RECORDS  
BK: 2015  
PG: 758

3/2  
Florida QUIT CLAIM DEED  
THIS INSTRUMENT PREPARED BY:  
PAUL H. NESSLER, JR.  
Attorney at Law  
10002 Cortez Blvd.  
Spring Hill, Florida 34613  
Parcel ID No.  
File #04RE654

R

Doc# 2005035937  
Hernando County, Florida  
05/03/2005 9:45AM  
KAREN NICOLAI, Clerk

RECORDING FEES \$ 27.00  
DEED DOC STAMP \$ 0.70  
05/03/2005 Jm Deputy Clk

OFFICIAL RECORDS  
BK: 2015 PG: 759

**This Indenture** *Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one*

Made this 23<sup>RD</sup> day of March, A.D. 2005.

**Between Tooke Lake Joint Venture, a Florida General Partnership**, whose post office address is 4419 Grand Boulevard, New Port Richey, Florida 34652, *party of the first part*, and **Homeowners Association of Woodland Waters, Inc.**, whose post office address is 4419 Grand Boulevard, New Port Richey, Florida 34652, *party of the second part*,

**Witnesseth**, that the said party of the first part, for and in consideration of the sum of ----TEN and 00/100 DOLLARS----, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of HERNANDO State of FLORIDA, to wit:

See attached Exhibit "A"  
(Southern Parcel)

Reserving unto the party of the first part, their heirs, successors and assigns, an easement as described in Exhibit "A" and designated as "Billboard and Ingress/Egress Easement", for the purposes of erecting, repairing and maintaining a Billboard on said easement, except that the party of the first part, their heirs, successors and assigns, may use any other portion of the property described in Exhibit "A" for the purposes of erecting, repairing and maintaining a Billboard on the described easement, if deemed necessary or convenient to party of the first part.

The Billboard, and any appurtenances thereto, currently located on the area designated as the "Billboard and Ingress/Egress Easement" in Exhibit "A", is not conveyed by this instrument and will remain the property of the party of the first part, their heirs, successors and assigns.

Party of the first part reserves unto the party of the first part, their heirs, successors and assigns, as and for an appurtenance to the real property described in Exhibit "A" and designated as "Billboard and Ingress/Egress Easement" and for any part of the property, a perpetual easement of right to receive light, air, and an obstructed view over any portion of the real property described above, to the extent that light, air, and view will be received and enjoyed by limiting any structure, fence, trees, or shrubs on the property described above, or any part of it, to a height not extending above a horizontal plane Fifteen (15) feet above the level of the roadway of Woodland Waters Boulevard, as the street level now exists at the junction of U.S. 19 and Woodland Waters Boulevard, as described above. Any obstruction of the view above the horizontal plane will be considered an unauthorized interference with the right or easement and will be removed on demand at the expense of party of the second part, and their heirs, successors and assigns in the ownership of that real property described above or any part of the real property.

Party of the first part HEREBY CERTIFIES THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD AS MADE AND PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO Party of the first part's HOMESTEAD.

**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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.*

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

OFFICIAL RECORDS  
BK: 2015 PG: 760

Witness 1: *Paul H. Nessler, Jr.*  
Printed: PAUL H. NESSLER, JR.

TOOKE LAKE JOINT VENTURE,  
a Florida General Partnership

*E.F. Swartsel* (Seal)  
E.F. Swartsel, as President of  
Swartsel Properties, Inc.  
a General Partner

Witness 2: *Mary Jane Stein*  
Printed: Mary Jane Stein

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 23rd day of March, 2005, by E. F. Swartsel, as President of Swartsel Properties, Inc., a general partner of Tooke Lake Joint Venture, a Florida General Partnership, who is personally known to me or who has produced as identification.

NOTARY PUBLIC  
Sign *Paul H. Nessler, Jr.* (Notary Seal)  
Print PAUL H. NESSLER, JR

My Commission Expires:



Paul H Nessler Jr  
My Commission DD284184  
Expires December 02, 2007

Exhibit "A"

SOUTH PARCEL

DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 17 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 19 AND THE SOUTH RIGHT OF WAY LINE OF WOODLAND WATERS BOULEVARD AS SHOWN ON THE PLAT OF WOODLAND WATERS PHASE ONE, PLAT BOOK 24, PAGES 8-11, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID WOODLAND WATERS BOULEVARD S 75°50'11" E A DISTANCE OF 225.01 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 14°09'49" W A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 61°52'29", A CHORD LENGTH OF 154.23 FEET, AND A CHORD BEARING OF S 45°06'03" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 161.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 61°52'28", A CHORD LENGTH OF 205.64 FEET, AND A CHORD BEARING OF S 45°06'04" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 215.98 FEET TO A POINT OF TANGENCY; THENCE S 14°09'49" W A DISTANCE OF 52.33 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 19; THENCE ALONG SAID RIGHT OF WAY N 75°50'11" W A DISTANCE OF 40.00 FEET; THENCE N 14°09'49" E A DISTANCE OF 421.00 FEET TO THE POINT OF BEGINNING

CONTAINS 1.26 ACRES, MORE OR LESS

SUBJECT TO A BILLBOARD AND INGRESS/EGRESS EASEMENT OVER THE AFORE DESCRIBED PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 19 AND THE SOUTH RIGHT OF WAY LINE OF WOODLAND WATERS BOULEVARD AS SHOWN ON THE PLAT OF WOODLAND WATERS PHASE ONE, PLAT BOOK 24, PAGES 8-11, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT OF WAY OF U.S. HIGHWAY 19 S 14°09'49" W A DISTANCE OF 195.93 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 76°50'37" E A DISTANCE OF 4.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 76°50'37" E A DISTANCE OF 44.06 FEET; THENCE S 35°52'45" E A DISTANCE OF 58.62 FEET TO A POINT ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 05°43'55", A CHORD LENGTH OF 20.00 FEET, AND A CHORD BEARING OF S 54°07'15" W; THENCE ALONG THE ARC OF SAID CURVE 20.00 FEET; THENCE LEAVING SAID CURVE N 35°52'45" W A DISTANCE OF 51.15 FEET; THENCE N 76°50'37" W A DISTANCE OF 36.49 FEET; THENCE N 12°51'18" E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING



Receipt# 77489

KAREN NICOLAI  
CLERK OF THE CIRCUIT COURT  
HERNANDO COUNTY CLERK OF COURT  
28 N MAIN STREET, ROOM 215  
BROOKSVILLE, FL  
34601-  
(352) 540-6768

Doc# 2005035936 Pgs: 4

Doc Type: D1

Book 2015 Page 755-758

|                      |    |       |
|----------------------|----|-------|
| BOCC/COURT TECHNOLOG | \$ | 8.00  |
| MOD FUND/COURT TECHN | \$ | 7.60  |
| FACC/CCIS            | \$ | 0.40  |
| RECORDING            | \$ | 17.00 |
| MODERNIZATION TRUST  | \$ | 2.50  |
| DEED DOC STAMP       | \$ | 0.70  |

Doc# 2005035937 Pgs: 3

Doc Type: D1

Book 2015 Page 759-761

|                      |    |       |
|----------------------|----|-------|
| BOCC/COURT TECHNOLOG | \$ | 6.00  |
| MOD FUND/COURT TECHN | \$ | 5.70  |
| FACC/CCIS            | \$ | 0.30  |
| RECORDING            | \$ | 13.00 |
| MODERNIZATION TRUST  | \$ | 2.00  |
| DEED DOC STAMP       | \$ | 0.70  |

|                     |    |       |
|---------------------|----|-------|
| Total               | \$ | 63.90 |
| Check Amt. Tendered | \$ | 63.90 |
| Change Due          | \$ | 0.00  |
| Balance             | \$ | 0.00  |

| Check Number | Amount   |
|--------------|----------|
| 4962         | \$ 63.90 |

Total Documents: 2

Total Fees: 12

Client Name PAUL H NESSLER JR  
05/03/2005 09:45:57 AM

Cashier: LORINDA