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 MARTHA Q. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
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Return recorded original to,
 and Document prepared by:
 Smith Mackinnon, PA
 Attn Robert O. Marks, Esq.
 P O Box 2254
 Orlando FL 32802-2254
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INGRESS AND EGRESS EASEMENT

THIS INGRESS AND EGRESS EASEMENT, made this 28th day of March, 2007, by **ROCHELLE HOLDINGS XIII, LLC, a Florida Limited Liability Company**, whose address is 1900 Summit Tower Boulevard, Suite 820, Orlando, Florida 32810, and its successors and assigns (hereinafter referred to as "Grantor") to **RICHARD J. RISSER and SHIRLEY R. RISSER, his wife**, whose address is 3620 Kelly Park Road, Apopka, Florida 32712 (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain real property described in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"), and

WHEREAS, Grantee is the owner of that certain real property described in Exhibit "B" (the "Benefited Parcel"); and

WHEREAS, Grantor and Grantee are desirous of creating an Ingress and Egress Easement (the "Easement") in favor of Grantee to benefit the land described in Exhibit "B" for the purposes of pedestrian and vehicular ingress and egress access, over, across and through the Easement Area for the benefit of the Benefited Parcel.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells, assigns, transfers and conveys to Grantee, a nonexclusive, perpetual Ingress and Egress Easement for pedestrian and vehicular ingress and egress over, across and through the real property described in Exhibit "C" for the benefit of the land described in Exhibit "B". Said Easement Area shall be presently limited to that certain road currently existing and running from the land described in Exhibit "B" to Kelly Park Road, as depicted on the sketch annexed as Exhibit "C".

GRANTEE, at their expenses, shall maintain the Easement.

GRANTOR RESERVES the right to terminate the Easement and any and all encumbrances, rights and obligations in connection therewith, at its discretion provided Grantor, at its sole cost and expense, simultaneously provides nonexclusive access to Grantee, their heirs, beneficiaries, successors, and assigns via a paved, dedicated road approved by and in full conformity with the ordinances, rules, and regulations of the City of Apopka, Florida from Kelly Park Road to the Exhibit "B" property, or via a sixty (60) foot deeded right-of-way from Kelly Park Road to the Exhibit "B" property, free and clear of

all liens and encumbrances except matters of plat; existing zoning and government regulations; oil, gas, and mineral rights of record if there is no right of entry; current taxes; mortgages that Seller will discharge at or before conveyance of the easement; and except for such easements as Grantor may reserve upon the sixty (60) foot deeded right-of-way for utilities and ingress and egress, provided such reservations do not impair the development of Grantee's property described in Exhibit "B". Upon completion of such paved, dedicated road or recordation of the deed conveying the 60 foot right-of-way, together with a title insurance policy issued by a Florida licensed title insurance company confirming the foregoing, the ingress and egress easement granted herein shall automatically terminate. At such time, and within five (5) days of Grantor's request, Grantee shall execute a recordable Quitclaim Deed or such other documentation as may be reasonably deemed necessary by Grantor's attorney to evidence the extinguishment of the encumbrance of the Easement in the public records. Should Grantee fail to do so, Grantor shall be entitled to execute and record an Affidavit confirming compliance with the conditions precedent expressed herein that the encumbrance of the Easement and all rights, benefits and obligations in connection therewith have been extinguished, and such Affidavit shall be absolutely relied upon without further investigation or inquiry by any and all third parties.

TO HAVE AND TO HOLD, said Easement unto Grantee, their heirs, beneficiaries, successors and assigns, for the purposes aforesaid. The covenants and agreements herein made shall be burdens upon and run with the property described in Exhibit "A" and shall be binding upon Grantor and its successors and assigns as the case may be. The easement right in favor of the land described in Exhibit "B" shall forever run with and be to the benefit of the land described in Exhibit "B" regardless of the owner thereof.

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

witnesses:

(sign) *Robert O. Marks*
 (print) ROBERT O. MARKS

(sign) *James Helborn*
 (print) JAMES HELBORN

GRANTOR:

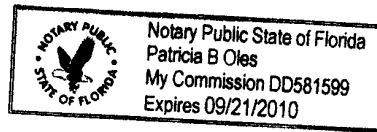
ROCHELLE HOLDINGS XIII, LLC,
 a Florida Limited Liability Company

by: (sign) *Connie Jo Payne*
 Connie Jo Payne
 Manager Member

STATE OF FLORIDA
 COUNTY OF ORANGE

Acknowledged before me this 28th day of March, 2007, by Connie Jo Payne, as Manager Member of Rochelle Holdings XIII, LLC, a Florida Limited Liability Company, on behalf of said entity.

Patricia B. Oles
 Notary public signature (seal or stamp)
 personally known OR
 produced as ID FLA DL



LEGAL DESCRIPTION

A portion of the West 1/2 of Section 13, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCING at the South 1/4 corner of Section 13, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°49'52" West, along the South line of the Southwest 1/4 of said Section 13, for a distance of 1356.86 feet; thence departing said South line, run North 00°08'41" East, for a distance of 2147.97 feet; thence run North 89°58'09" West, along the North line of the South 800 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 13, for a distance of 1321.42 feet to a point on the Easterly right of way line of Golden Gem Road, as recorded in Official Records Book 61, page 315 of the Public Records of Orange County, Florida; thence departing said North line, run North 00°17'25" East, along said Easterly right of way line, for a distance of 544.78 feet; thence run North 01°08'04" East, along said Easterly right of way line, for a distance of 2603.70 feet; thence departing said Easterly right of way line, run South 89°27'40" East, along the North line of the Northwest 1/4 of said Section 13, for a distance of 1324.32 feet; thence departing said North line, run South 00°34'14" West, along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 13, for a distance of 853.16 feet; thence departing said West line, run South 89°47'15" East, for a distance of 160.19 feet; thence run South 00°12'45" West, for a distance of 30.00 feet; thence run South 89°47'15" East, along a line parallel with the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 13, for a distance of 476.16 feet; thence run South 00°17'10" West, for a distance of 395.99 feet; thence run South 89°47'15" East, along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 13, for a distance of 668.51 feet to a point on the East line of the West 1/2 of said Section 13; thence departing said South line, run South 00°00'00" East, along said East line, for a distance of 1042.54 feet; thence departing said East line, run North 90°00'00" West, for a distance of 500.00 feet; thence run South 00°00'00" East, for a distance of 1776.11 feet; thence run South 90°00'00" East, for a distance of 500.00 feet to a point on the aforesaid East line of the West 1/2 of Section 13; thence run South 00°00'00" East, for a distance of 1185.59 feet to the POINT OF BEGINNING.

Containing 205.00 acres, more or less.

EXHIBIT "A"

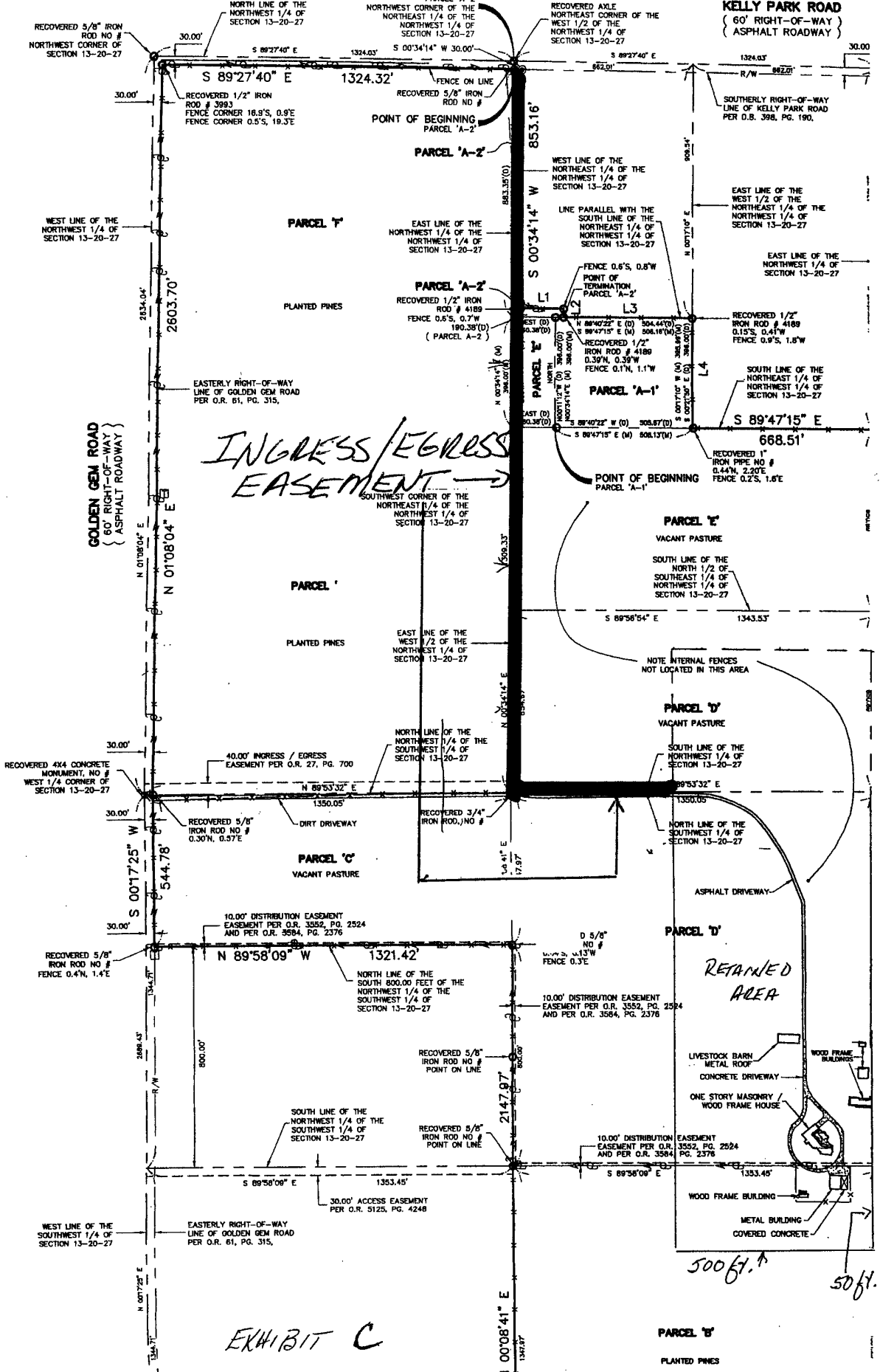
LEGAL DESCRIPTION

A portion of the West 1/2 of Section 13, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 13, Township 20 South, Range 27 East, Orange County, Florida; thence run North 00°00'00" West, along the East line of the West 1/2 of said Section 13, for a distance of 1185.59 feet to the POINT OF BEGINNING; thence continue North 00°00'00" West, along said East line, for a distance of 1776.11 feet; thence departing said East line, run North 90°00'00" West, for a distance of 500.00 feet; thence run South 00°00'00" East, for a distance of 1776.11 feet; thence run South 90°00'00" East, for a distance of 500.00 feet to the POINT OF BEGINNING.

Containing 20.39 acres, more or less.

EXHIBIT "B"



*INGRESS/EGRESS
EASEMENT* →

*RETAINED
AREA*

EXHIBIT C

500 ft. ↑
50 ft.