

GODBOLD, DOWNING, BILL & RENTZ, P. A.
 222 West Comstock Avenue, Suite 101
 Winter Park, Florida 32789

CLOSING STATEMENT AND DISBURSEMENT SHEET

GRANTOR: HARMONY FLORIDA LAND LLC, a Delaware limited liability company

GRANTEE: Harmony Community Development District, a limited special and single purpose local government created by Chapter 190, Florida Statutes

CLOSING DATE: 8/29, 2019

PROPERTY: Attached hereto as Exhibit "A"

EXPENSES:

CHARGE SELLER:

CHARGE BUYER:

Grantor:

E-Record Deed (3 pgs.)	\$ 40.70
Minimum Documentary Stamps on Deed	<u>\$0.70</u>
Total:	\$41.40

Grantee:

There are no Grantee expenses	<u>\$0.00</u>
Total:	\$0.00

RECAPITULATION:

Grantor:

Cash at Closing for Expenses \$41.40

Grantee:

Cash at Closing for Expenses \$0.00

RECEIPTS:

1. From Grantee \$0.00

2. From Grantor \$41.40

TOTAL RECEIPTS: \$41.40

DISBURSEMENTS:

1. Osceola County Clerk of Court \$41.40

TOTAL DISBURSEMENTS: \$41.40

Note #1:

The parties acknowledge that in preparing this Closing Statement, Godbold, Downing, Bill & Rentz, P. A. has necessarily relied upon the information provided by others and therefore cannot warrant the accuracy of that information.

Note #2:

This Closing Statement may be executed by the parties in separate counterparts all of which when taken together, with the parties' original signatures thereon, shall be taken to be an original. Facsimile and PDF signatures shall be binding on the parties.

THIS CLOSING STATEMENT HAS BEEN EXAMINED AND APPROVED, and Godbold, Downing, Bill & Rentz, P.A. is authorized to disburse in accordance herewith this ___ day of 8/29, 2019.

GRANTEE:

Harmony Community Development District, a limited special and single purpose local government created by Chapter 190, Florida Statutes

By: _____

Print Name: _____

Its: _____

THIS CLOSING STATEMENT HAS BEEN EXAMINED AND APPROVED, and Godbold, Downing, Bill & Rentz, P.A. is authorized to disburse in accordance herewith this ____ day of 8/21/19, 2019.

GRANTOR:

HARMONY FLORIDA LAND LLC, a Delaware limited liability company

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end, positioned above a horizontal line.

By: _____
Name: Richard A. Jerman
Its: Vice President

Exhibit "A"

LEGAL DESCRIPTION (Wetland 4-2)

A portion of Section 19, Township 26 South, Range 32 East and Section 24, Township 26 South, Range 31 East, Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Section 19, Township 26 South, Range 32 East; thence N00°19'04"W, along the West line of said Section 19, a distance of 351.11 feet to the POINT OF BEGINNING; thence run S75°12'33"E, a distance of 27.05 feet; thence run S68°48'29"E, a distance of 69.00 feet; thence run S60°47'25"E, a distance of 73.78 feet; thence run S63°38'40"E, a distance of 97.40 feet; thence run S75°31'08"E, a distance of 129.28 feet; thence run S77°38'37"E, a distance of 115.21 feet; thence run S84°14'24"E, a distance of 111.16 feet; thence run S80°47'15"E, a distance of 133.71 feet; thence run S66°11'21"E, a distance of 103.43 feet; thence run S88°49'46"E, a distance of 104.15 feet; thence run S66°16'43"E, a distance of 31.15 feet; thence run N89°28'25"E, a distance of 84.76 feet; thence run N74°28'58"E, a distance of 56.28 feet; thence run N88°10'24"E, a distance of 19.94 feet; thence run N67°13'49"E, a distance of 50.46 feet; thence run S85°25'39"E, a distance of 125.04 feet; thence run S87°12'26"E, a distance of 68.50 feet; thence run S85°12'52"E, a distance of 39.81 feet; thence run N77°03'54"E, a distance of 69.96 feet; thence run N73°41'16"E, a distance of 85.41 feet; thence run N75°42'18"E, a distance of 128.72 feet; thence run N80°17'28"E, a distance of 109.82 feet; thence run N57°10'13"E, a distance of 93.51 feet; thence run N48°51'09"E, a distance of 128.17 feet; thence run N76°07'32"E, a distance of 83.73 feet; thence run N74°37'28"E, a distance of 134.24 feet; thence run N89°44'37"E, a distance of 88.59 feet; thence run N82°52'09"E, a distance of 83.51 feet; thence run N65°23'09"E, a distance of 76.30 feet; thence run S89°31'56"E, a distance of 70.42 feet; thence run N63°08'45"E, a distance of 43.40 feet; thence run N79°58'21"E, a distance of 86.10 feet; thence run S85°26'46"E, a distance of 144.54 feet; thence run N77°04'25"E, a distance of 97.27 feet; thence run S24°30'31"E, a distance of 77.53 feet; thence run S81°43'31"E, a distance of 74.59 feet; thence run S23°26'45"E, a distance of 45.82 feet; thence run S08°32'20"E, a distance of 67.49 feet; thence run S51°28'04"E, a distance of 90.65 feet; thence run S43°32'44"E, a distance of 65.55 feet; thence run S38°39'42"E, a distance of 96.90 feet; thence run S55°55'10"E, a distance of 72.55 feet; thence run S76°09'25"E, a distance of 72.75 feet; thence run N84°13'47"E, a distance of 84.72 feet; thence run N88°59'15"E, a distance of 110.66 feet; thence run N78°13'33"E, a distance of 58.23 feet; thence run N81°45'37"E, a distance of 99.94 feet; thence run N60°19'14"E, a distance of 63.76 feet; thence run N39°17'26"E, a distance of 74.37 feet; thence run N06°08'25"W, a distance of 70.53 feet; thence run N06°28'51"E, a distance of 49.29 feet; thence run N12°28'23"E, a distance of 51.63 feet; thence run N45°53'05"E, a distance of 24.38 feet; thence run N16°59'30"W, a distance of 111.46 feet; thence run N06°01'43"W, a distance of 65.84 feet; thence run N28°11'58"E, a distance of 39.73 feet; thence run S16°38'48"E, a distance of 94.69 feet; thence run S25°47'53"E, a distance of 119.32 feet; thence run S29°47'50"E, a distance of 79.13 feet; thence run S87°42'09"E, a distance of 25.58 feet; thence run N51°17'36"E, a distance of 31.62 feet; thence run N44°53'54"E, a distance of 23.93 feet; thence run S44°51'46"E, a distance of 83.68 feet; thence run S70°41'13"E, a distance of 46.83 feet; thence run N30°33'54"E, a distance of 58.62 feet; thence run N83°38'44"E, a distance of 32.91 feet; thence run S57°28'02"E, a distance of 36.99 feet; thence run N43°11'43"E, a distance of 39.64 feet; thence run N72°16'26"E, a distance of 68.78 feet; thence run N89°44'44"E, a distance of 28.07 feet; thence run S43°22'20"E, a distance of 59.17 feet; thence run S42°24'57"E, a distance of 30.13 feet; thence run N87°46'05"E, a distance of 52.54 feet; thence run N82°00'00"E, a distance of 72.48 feet; thence run N68°18'48"E, a distance of 130.14 feet; thence run N62°54'13"E, a distance of 63.75 feet; thence run N69°59'15"E, a distance of 86.69 feet; thence run N56°48'10"E,

a distance of 42.42 feet; thence run S66°13'25"E, a distance of 38.96 feet; thence run N84°13'51"E, a distance of 78.82 feet; thence run S77°25'45"E, a distance of 56.48 feet; thence run N25°02'50"W, a distance of 609.33 feet; thence run S89°09'48"W, a distance of 0.60 feet; thence run S17°31'25"W, a distance of 88.55 feet; thence run S27°43'51"W, a distance of 109.83 feet; thence run S41°53'52"W, a distance of 94.17 feet; thence run S54°31'55"W, a distance of 59.54 feet; thence run S56°13'57"W, a distance of 59.37 feet; thence run S62°08'42"W, a distance of 65.39 feet; thence run S79°53'36"W, a distance of 73.17 feet; thence run N88°39'50"W, a distance of 77.34 feet; thence run N78°43'26"W, a distance of 78.88 feet; thence run N85°33'25"W, a distance of 57.49 feet; thence run S84°28'55"W, a distance of 58.94 feet; thence run S77°17'31"W, a distance of 104.65 feet; thence run N72°44'13"W, a distance of 84.45 feet; thence run S00°00'00"E, a distance of 26.95 feet; thence run S90°00'00"W, a distance of 55.84 feet; thence run N09°34'14"W, a distance of 30.26 feet; thence run S54°01'43"W, a distance of 33.28 feet; thence run S77°48'23"W, a distance of 166.76 feet; thence run S77°55'25"W, a distance of 116.36 feet; thence run S86°47'43"W, a distance of 163.61 feet; thence run N81°49'04"W, a distance of 137.61 feet; thence run N71°54'22"W, a distance of 92.88 feet; thence run N73°48'35"W, a distance of 124.88 feet; thence run N75°49'53"W, a distance of 112.64 feet; thence run N65°05'33"W, a distance of 72.22 feet; thence run S83°21'19"W, a distance of 70.14 feet; thence run N89°51'30"W, a distance of 97.46 feet; thence run S67°05'49"W, a distance of 48.11 feet; thence run N86°45'02"W, a distance of 104.02 feet; thence run S83°48'43"W, a distance of 248.12 feet; thence run N89°46'44"W, a distance of 141.24 feet; thence run N84°24'05"W, a distance of 77.09 feet; thence run S78°36'14"W, a distance of 103.83 feet; thence run S76°07'35"W, a distance of 122.05 feet; thence run S75°01'37"W, a distance of 114.82 feet; thence run S79°20'34"W, a distance of 145.66 feet; thence run S80°19'48"W, a distance of 149.89 feet; thence run S77°13'23"W, a distance of 89.20 feet; thence run S83°37'44"W, a distance of 119.57 feet; thence run S85°39'58"W, a distance of 109.78 feet; thence run N85°56'43"W, a distance of 64.32 feet; thence run S81°44'42"W, a distance of 62.17 feet; thence run S81°06'11"W, a distance of 56.15 feet; thence run N81°21'34"W, a distance of 51.55 feet; thence run N61°02'45"W, a distance of 29.11 feet; thence run S63°41'20"W, a distance of 76.06 feet; thence run N80°27'48"W, a distance of 28.56 feet; thence run N81°24'08"W, a distance of 61.97 feet; thence run N69°08'38"W, a distance of 51.41 feet; thence run N67°32'36"W, a distance of 135.29 feet; thence run N89°28'57"W, a distance of 85.66 feet; thence run N59°12'13"W, a distance of 127.31 feet; thence run N59°22'01"W, a distance of 115.08 feet; thence run N55°11'26"W, a distance of 84.52 feet; thence run N51°15'42"W, a distance of 99.46 feet; thence run N54°41'52"W, a distance of 122.85 feet; thence run N38°15'01"W, a distance of 47.80 feet; thence run S40°54'55"W, a distance of 704.38 feet; thence run N60°41'50"E, a distance of 29.51 feet; thence run N86°55'34"E, a distance of 77.02 feet; thence run N52°58'49"E, a distance of 69.70 feet; thence run S80°04'47"E, a distance of 64.23 feet; thence run N64°19'08"E, a distance of 76.29 feet; thence run S80°17'28"E, a distance of 109.17 feet; thence run S66°04'58"E, a distance of 120.09 feet; thence run S75°12'33"E, a distance of 72.55 feet to the POINT OF BEGINNING.

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

Kristen K. Idle, Esq.
Godbold, Downing, Bill, & Rentz, P.A.
222 W. Comstock Avenue, Suite 101
Winter Park, Florida 32789

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 30 day of August, 2019, by **Harmony Florida Land LLC**, a Delaware limited liability company, whose address is 1750 W. Broadway, Suite 111, Oviedo, Florida 32765, hereinafter called "**Grantor**," to **Harmony West Community Development District**, a limited special and single purpose local government created by Chapter 190, Florida Statutes, having a mailing address of c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called "**Grantee**";

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Osceola County, Florida as shown and more particularly described on Exhibit A attached hereto and incorporated herein (the "**Property**").

TOGETHER with the improvements thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and that said land is subject to all restrictions, reservations and easements of record, provided that this shall not serve to reimpose same, except real property taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF Grantor executed this Special Warranty Deed in favor of Grantee as of the day, month and year first above written.

Signed, sealed and delivered in the presence of:

Harmony Florida Land LLC, a Delaware limited liability company

By: [Signature]
Denver Marlow, Vice President

Sign: [Signature]
Print: RICHARD A. JERMAN

Sign: [Signature]
Print: JENNIFER JERMAN

STATE OF FLORIDA

County of SEMINOLE

The foregoing instrument was acknowledged before me this 29 day of August, 2019, by Denver Marlow, as Vice President of HARMONY FLORIDA LAND LLC, a Delaware limited liability company, on behalf of the company.

[NOTARIAL SEAL]



Notary: [Signature]
Print Name: JENNIFER JERMAN
Notary Public, State of FLORIDA
My commission expires: 10/24/22

Personally Known OR Produced Identification
Type of Identification Produced _____

EXHIBIT A**THE PROPERTY**

A parcel known as Buck Lake lying below the Ordinary High Water line thereof in Sections 18 and 19, Township 26 South, Range 32 East and Section 24, Township 26 South, Range 31 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 24, Township 26 South, Range 31 East; thence run S00°29'53"E, along the East line of said Section, a distance of 1172.17 feet for the POINT OF BEGINNING; thence along the Ordinary High Water line generally approximated by the following courses and distances: run N35°05'51"E, a distance of 254.25 feet; thence run N51°34'06"E, a distance of 278.43 feet; thence run N67°14'14"E, a distance of 340.20 feet; thence run N57°32'26"E, a distance of 272.05 feet; thence run N42°14'27"E, a distance of 174.02 feet; thence run N66°53'07"E, a distance of 257.35 feet; thence run N81°59'06"E, a distance of 354.40 feet; thence run S86°00'16"E, a distance of 109.72 feet; thence run N74°14'19"E, a distance of 85.44 feet; thence run N61°47'53"E, a distance of 157.28 feet; thence run N80°42'37"E, a distance of 268.99 feet; thence run N88°23'01"E, a distance of 186.62 feet; thence run N64°08'16"E, a distance of 343.04 feet; thence run N69°26'07"E, a distance of 375.43 feet; thence run N71°19'10"E, a distance of 186.77 feet; thence run S74°54'58"E, a distance of 186.75 feet; thence run S76°55'42"E, a distance of 155.85 feet; thence run S56°03'34"E, a distance of 160.27 feet; thence run S64°31'57"E, a distance of 168.06 feet; thence run S48°21'40"E, a distance of 212.77 feet; thence run S35°19'37"E, a distance of 287.07 feet; thence run S37°09'48"E, a distance of 216.48 feet; thence run S20°48'45"E, a distance of 317.57 feet; thence run S04°52'22"E, a distance of 234.92 feet; thence run S03°02'47"W, a distance of 138.21 feet; thence run S11°05'36"E, a distance of 302.92 feet; thence run S03°12'25"W, a distance of 128.76 feet; thence run S12°26'54"W, a distance of 216.27 feet; thence run S05°13'56"W, a distance of 530.08 feet; thence run S04°03'08"W, a distance of 522.29 feet; thence run S00°44'43"E, a distance of 646.21 feet; thence run S10°12'06"E, a distance of 458.36 feet; thence run S54°35'41"E, a distance of 188.84 feet; thence run S11°47'10"E, a distance of 278.87 feet to a point on the North line of Wetland 4-2; thence along said North line the following courses and distances: run S17°31'25"W, a distance of 88.55 feet; thence run S27°43'51"W, a distance of 109.83 feet; thence run S41°53'52"W, a distance of 94.17 feet; thence run S54°31'55"W, a distance of 59.54 feet; thence run S56°13'57"W, a distance of 59.37 feet; thence run S62°08'42"W, a distance of 65.39 feet; thence run S79°53'36"W, a distance of 73.17 feet; thence run N88°39'50"W, a distance of 77.34 feet; thence run N78°43'26"W, a distance of 78.68 feet; thence run N85°33'25"W, a distance of 57.49 feet; thence run S84°28'55"W, a distance of 58.94 feet; thence run S77°17'31"W, a distance of 104.65 feet; thence run N72°44'13"W, a distance of 84.45 feet; thence run S00°00'00"E, a distance of 26.95 feet; thence run S90°00'00"W, a distance of 55.84 feet; thence run N09°34'14"W, a distance of 30.26 feet; thence run S54°01'43"W, a distance of 33.28 feet; thence run S77°46'23"W, a distance of 166.76 feet; thence run S77°55'25"W, a distance of 116.36 feet; thence run S86°47'43"W, a distance of 163.61 feet; thence run N81°49'04"W, a distance of 137.81 feet; thence run N71°54'22"W, a distance of 92.88 feet; thence run N73°48'35"W, a distance of 124.88 feet; thence run N75°49'53"W, a distance of 112.64 feet; thence run N65°05'33"W, a distance of 72.22 feet; thence run S83°21'19"W, a distance of 70.14 feet; thence run N89°51'30"W, a distance of 97.46 feet; thence run S67°05'49"W, a distance of 48.11 feet; thence run N86°45'02"W, a distance of 104.02 feet; thence run S83°48'43"W, a distance of 248.12 feet; thence run N89°46'44"W, a distance of 141.24 feet; thence run N84°24'05"W, a distance of 77.09 feet; thence run S78°36'14"W, a distance of 103.83 feet; thence run S76°07'35"W, a distance of 122.05 feet; thence run S75°01'37"W, a distance of 114.82 feet; thence run S79°20'34"W, a distance of 145.66 feet; thence run S80°19'48"W, a distance of 149.89 feet; thence run S77°13'23"W, a distance of 89.20 feet; thence run S83°37'44"W, a distance of 119.57 feet; thence run S85°39'58"W, a distance of 109.78 feet; thence run N85°56'43"W, a distance of 64.32 feet; thence run S81°44'42"W, a distance of 62.17 feet; thence run S81°06'11"W, a distance of 56.15 feet; thence run N81°21'34"W, a distance of 51.55 feet; thence run N61°02'45"W, a distance of 29.11 feet; thence run S63°41'20"W, a distance of 76.06 feet; thence run N80°27'48"W, a distance of 28.56 feet; thence run N81°24'08"W, a distance of 61.97

feet; thence run N69°08'38"W, a distance of 51.41 feet; thence run N67°32'36"W, a distance of 135.29 feet; thence run N69°28'57"W, a distance of 85.66 feet; thence run N59°12'13"W, a distance of 127.31 feet; thence run N59°22'01"W, a distance of 115.08 feet; thence run N55°11'26"W, a distance of 84.52 feet; thence run N51°15'42"W, a distance of 99.46 feet; thence run N54°41'52"W, a distance of 122.85 feet; thence run N38°15'01"W, a distance of 47.80 feet; thence run N45°19'00"W, a distance of 947.04 feet to the Northwest corner of said Wetland W4-2; thence continue along said Ordinary High Water Line as generally approximated by the following courses and distances: run N28°55'52"W, a distance of 617.03 feet; thence run N10°20'48"W, a distance of 269.13 feet; thence run N30°23'16"E, a distance of 851.48 feet; thence run N24°49'14"E, a distance of 559.41 feet; thence run N38°48'31"E, a distance of 595.49 feet; thence run N35°05'51"E, a distance of 125.21 feet to the POINT OF BEGINNING.