

BILL OF SALE
(Brownwood Bridge)

THIS BILL OF SALE is made effective as of this ____ day of _____, 2020 (the “**Effective Date**”) by and between **THE VILLAGES LAND COMPANY, LLC** a Florida limited liability company, whose mailing address is 3619 Kiessel Road, The Villages, Florida 32163 (“**Developer**”), and **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13**, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose mailing address is 984 Old Mill Run, The Villages, FL 32162 (“**District**”) (Developer and District are sometimes together referred to herein as the “**Parties**,” and separately as a “**Party**”).

RECITALS:

WHEREAS, Developer and District entered into that certain Amended and Restated Interim Developer Funding and Acquisition Agreement dated September 12, 2019 (the “**Agreement**”); and

WHEREAS, pursuant to the Agreement, Developer has now constructed a portion of the Completed Improvements, consisting of a connectivity bridge located near S.R. 44 at Meggison Road and referred to in the Agreement as the “Meggison Bridge” being more particularly described in the As-Built Plans attached hereto as Exhibit "A" and by this reference incorporated herein (the "**Brownwood Bridge**"); and

WHEREAS, pursuant to the Agreement, the District wishes to exercise its option to acquire the Brownwood Bridge, and Developer desires to convey, grant, bargain, quitclaim and deliver unto the District the Brownwood Bridge.

WITNESSETH:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. **Definitions**. Any capitalized, defined terms used in this Assignment not defined herein shall have the meanings given to such terms by the Agreement.
3. **Conveyance of the Brownwood Bridge**. Developer does hereby sell, transfer, assign, convey, quitclaim and set over to the District all of Developer’s right, title, and interest in and to the Brownwood Bridge, subject to all matters of record affecting the Brownwood Bridge; and reserving unto the Developer and its assigns, and each of their successors, tenants, invitees, and guests, perpetual easements for ingress and egress and the construction, installation, maintenance and operation of electric, telephone, cable, gas and other utilities, irrigation facilities, potable water, sanitary sewer and storm water facilities, landscaped areas, fences, walls, entry facilities, including electronic card reading equipment, golf cart and pedestrian paths, signage,

enjoyment improvements and golf cart and pedestrian bridges; and subject to the restriction that all additions of, removal of, and changes to the Brownwood Bridge (including, without limitation, all those improvements described above), must first be approved in advance by the Developer.

Without waiving sovereign immunity as provided in Fla. Stat. s. 768.28, District hereby assumes all of the liabilities, obligations, and responsibilities of Developer with respect to the Brownwood Bridge, only to the extent arising from and after the Effective Date. Developer hereby specifically provides, and District expressly acknowledges, that the Brownwood Bridge is transferred in its “as is” condition as of the Effective Date.

[REMAINDER OF PAGE LEFT BLANK]

IN WITNESS WHEREOF, Developer and District have caused this Bill of Sale to be effective as of the day and year first written above.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Zoey Devine
[Signature]
Print Name: Amy L. Young

DEVELOPER:

THE VILLAGES LAND COMPANY, LLC a Florida limited liability company

By: TVL Company, LLC a Florida limited liability company, its Manager

By: [Signature]
Print Name: Robert L. Chandler IV
Its: Manager

STATE OF FLORIDA)
)
COUNTY OF Sumter)

The foregoing instrument was acknowledged before me by means of physical presence () or online notarization () this 8th day of December, 2020, by Robert L. Chandler IV as Manager of **TVL COMPANY, LLC** a Florida limited liability company, as the Manager of **THE VILLAGES LAND COMPANY, LLC** a Florida limited liability company, on behalf of the companies. (He) She is personally known to me or has produced _____ as identification.

 ZOEY DEVINE
Commission # GG 309269
Expires June 25, 2023
Bonded Thru Budget Notary Services

[Signature]
(Signature of Notary Public)
Zoey Devine
(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

Brownwood Bridge – As Built

That certain set of FINAL "AS-BUILT" PLANS for connectivity bridge over S. R. 44 at Meggison Road, prepared by Kimley-Horn and Associates, Inc., dated August 2018, bearing KHA Project number 040380069, and as certified by Bruce W. Boyles on December 8, 2020, the cover page of which is included as page 2 of this Exhibit "A".

CONTRACT PLANS COMPONENTS

- CIVIL PLANS
- ARCHITECTURAL PLANS
- STRUCTURAL PLANS (SUBSTRUCTURE & WALLS)
- STRUCTURAL PLANS (BARJO SUPERSTRUCTURE)
- STRUCTURAL PLANS (APPROACH WINGS)
- STRUCTURAL PLANS (TOWERS)
- ELECTRICAL PLANS
- LANDSCAPE PLANS
- SIGNING PLANS

INDEX OF CIVIL PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
1A	SIGNATURE SHEET
2	TYPICAL SECTIONS (1 OF 2)
3	TYPICAL SECTIONS (2 OF 2)
4	PLAN AND PROFILE (1 OF 3)
5	PLAN AND PROFILE (2 OF 3)
6	PLAN AND PROFILE (3 OF 3)
7	GRADING PLAN (1 OF 3)
8	GRADING PLAN (2 OF 3)
9	GRADING PLAN (3 OF 3)
10	DRAINAGE AND UTILITY PLAN
11	DRAINAGE AND UTILITY PLAN
12	DRAINAGE AND UTILITY PLAN
13	DRAINAGE DETAILS
14	SIGNING AND MARKING PLAN
15	SIGNING AND MARKING PLAN
16	TRAFFIC CONTROL PLAN STAGE 1
17	TRAFFIC CONTROL PLAN STAGE 2
18	TRAFFIC CONTROL PLAN SR 44 PLAN
19	TRAFFIC CONTROL PLAN SR 44 DETOUR
20	

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2017-18 Design Standard for Road and Bridge Construction.
 Standard Plans for Road Construction and associated IRs are available at the following web site: <http://www.fdot.gov/roadway/DS/18/STD5.htm>

GOVERNING STANDARD SPECIFICATIONS:

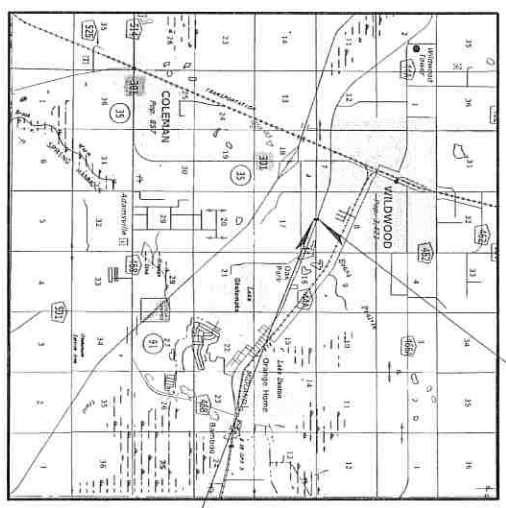
Florida Department of Transportation, January 2018 Standard Specifications for Road and Bridge Construction at the following web site: <http://www.fdot.gov/programmanagement/implemented/SpecBooks>

BROWNWOOD CONNECTIVITY BRIDGE / SR 44 EAST OF MEGGISON RD / BRIDGE NO. 184116



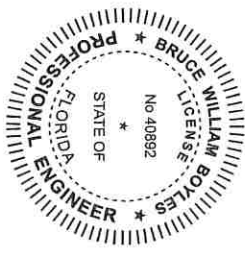
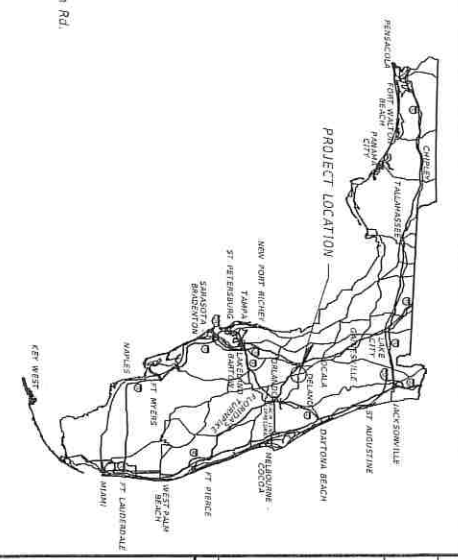
SUMTER COUNTY
 STATE ROAD NO. 44

CONNECTIVITY BRIDGE OVER S. R. 44 AT MEGGISON ROAD



End Bridge
 Abutment 2
 Sta. 203+62.35
 S.R. 44 at Meggison Rd.

Begin Bridge
 Abutment 1
 Sta. 203+31.65
 S.R. 44 at Meggison Rd.



CERTIFICATION: The necessary improvements have been completed in accordance with the Plans and Specifications as the same may be modified in accord with the terms of the Lease Agreement. Necessary inspections, tests, and physical measurements have been made, and all materials entering into the work conform to the Plans and Specifications, conform to the applicable specifications contained in the Standard Specifications for Road and Bridge Construction, January 2018 edition as amended, or otherwise conform to or meet generally accepted professional practices.

Bruce W Boyle
 Digitally signed by Bruce W Boyle
 Date: 2020.12.08 12:56:28 -05'00'

CONNECTIVITY BRIDGE
 OVER S.R. 44
 AT MEGGISON ROAD
 PREPARED FOR
 THE VILLAGES
 SUMTER COUNTY FLORIDA

KEY SHEET

KHA PROJECT	040380069
DATE	AUGUST 2018
SCALE	AS SHOWN
DESIGNED BY	CH
DRAWN BY	RA
CHECKED BY	TF

Kimley»Horn
 LICENSED PROFESSIONAL
 THOMAS W. FARNAL, P.E.
 FLORIDA LICENSE NUMBER: 049143
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 1823 SE FORT RICE STREET, SUITE 100, FT. LAUDERDALE, FL 33471
 PHONE: 352-436-3000
 WWW.KIMLEY-HORN.COM CA 0000096

NO.	REVISIONS	DATE	BY