

MetroWest

BILL OF SALE, ASSIGNMENT OF PERSONAL PROPERTY AND ASSUMPTION OF MAINTENANCE OBLIGATIONS

This Agreement is entered into this ~~30~~ 9th day of ~~November~~ December, 2021 by and between Veranda Park Commercial Property Owners Association, Inc. ("Seller") and MetroWest Master Association, Inc. ("Buyer").

A. Seller is the owner of certain personal property more specifically described as that certain horse statue fountain, base and surrounding structure (collectively the "Statue"), located at the corner of Hiawassee Rd & Westpointe Blvd in Orlando, Orange County, Florida.

B. Seller is a property owners association that owns and is currently responsible for maintenance of the Statue in accordance with the governing documents of its association and prior recorded Assignments.

Wherefore, in consideration of the premises, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Seller hereby bargain, sells, assigns and transfers unto Buyer the Statue, including all right, title and interest thereto, effective immediately upon the execution hereof. This transaction is a sale and assignment of personal property only, no real property is being sold, assigned or transferred as a part of this transaction.

2. Buyer hereby accepts such transfer and assignment and hereby agrees to assume any and all maintenance responsibilities for the Statue for so long as the Statue remains in existence. Buyer shall not have any specific minimum maintenance duties or standards with regard to such maintenance, other than to provide general maintenance and upkeep to the Statue and immediately adjacent surrounding property, in a manner consistent with the general aesthetics of the surrounding property and area.

3. Seller hereby represents and warrants that it owns 100% of all right, title and interest in and to the Statue and has full legal authority to sell, assign and transfer same unto Buyer in accordance with the terms hereof. Seller shall take such steps as necessary to ensure that the Statue is in good operating condition as of the execution hereof, including, without limitation, ensuring that all electrical, lighting and plumbing issues are fully functional and operational.

4. The Parties agree to execute any and all further documents as reasonably necessary to fully effectuate the intent of the parties as set forth herein. This Agreement is executed in Orlando, Orange County, Florida and shall be governed in all respects under Florida law. This Agreement is the full and final expression of the Parties with regard to the matters set forth herein and supersedes any and all prior agreements or understandings between the Parties with regard to same.

In Witness Whereof, the Parties have executed this Agreement the date and year first above written.

Shelia Southern

Witness
Print Name: Shelia Southern

[Signature]

Witness
Print Name: Julie Sanchez

Veranda Park Commercial Property
Owners Association, Inc.

By: *[Signature]*
Its President

MetroWest Master Association, Inc.

By: *[Signature]*
Its President