

RT/PLAT  
1992

Date: 7-26-93

Florida documentary stamp tax required by law in the amount of \$ 208 has been paid or will be paid directly to the Department of Revenue. Certificate of Registration #59-6018992-01, (201.133(6), F.S.)

QUIT CLAIM DEED

OFF REC 0492 PAGE 0936

THIS QUIT CLAIM DEED, executed this 19th day of July, 1993, by SUNSPORT RECREATION INC. (Grantor) to GUY W. SAPP and SONYA S. SAPP, husband and wife, whose address is 21 Lake Success Drive, Palm Coast, Florida 32137 (Grantee).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, does hereby remise, release and quitclaim to the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Flagler, State of Florida:

See Exhibit A attached hereto.

SUBJECT TO:

- (a) Taxes for the year 1993 and thereafter, which Grantee assumes and agrees to pay;
- (b) All laws, ordinances, zoning restrictions, prohibitions and regulations of competent governmental authorities; and
- (c) Facts which would be disclosed by a personal inspection and comprehensive survey of the property.

FURTHER SUBJECT TO the following conditions, covenants, restrictions and easements:

- (a) No structure of any kind, including but not limited to buildings, sheds, swimming pools, sun decks, patios, signs, fences, hedges, walls, flagpoles, seawalls, rip-rap or boat docks shall be constructed on or adjacent to the property without the prior written approval of the Grantor or its designee.
- (b) The property may only be used for passive recreational purposes.
- (c) Nothing shall be placed on the property, including but not limited to equipment, furniture, cooking devices, umbrellas, figurines, statues, materials, refuse, trailers or motor vehicles of any type or size without the prior written approval of the Grantor or its designee.
- (d) The Grantee shall maintain the property in a neat and attractive condition.
- (e) No landscaping or planting shall be placed on the property until such time as the Grantor or its designee has given written approval to a landscape plan.
- (f) In the event Grantee shall convey, bargain or sell Grantee's land adjacent to the property, Grantee shall simultaneously convey, bargain and sell the property described herein to the grantee of the land adjacent to the property.
- (g) Perpetual easements in general in and over the property are hereby reserved by the Grantor and its assignees for the construction, installation, maintenance and inspection of bikeways, sidewalks, water bodies, drainage and any utilities, including but not limited to electricity, gas, cable television, telephone, water and sewer.

TO HAVE AND TO HOLD the same together with all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed the day and year first above written.

WITNESSES:

SUNSPORT RECREATION, INC.

Marianne Murphy  
Marianne Murphy

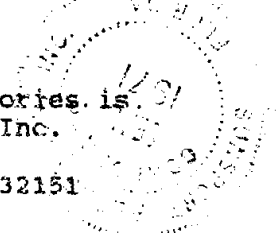
By: Dennis Fitzgerald  
President ~~Dennis Fitzgerald~~

Janet Voelker  
Janet Voelker

Attest: Sam Butler, Jr.  
Secretary - Samuel Butler, Jr.

(CORPORATE SEAL)

Address of all signatories is:  
Sunsport Recreation, Inc.  
1 Corporate Drive  
Palm Coast, Florida 32151



STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 19th day of July, 1993 by Dennis Fitzgerald and Samuel Butler, Jr., the President and Secretary of Sunsport Recreation, Inc., a Florida corporation, on behalf of the corporation. They are known to me and did not take an oath.

Victoria P. Gard  
Notary Public  
Victoria P. Gard



VICTORIA P. GARD  
MY COMMISSION # CC 202009 EXPIRES  
June 1, 1999  
BONDED THROUGH TRIP PLANNING INSURANCE, INC.

The following Legal Description prepared by Clyde W. Roesch, Palm Coast Engineering and Design Services, Inc. 5 Margrove Circle, Palm Coast, Florida.

Date; January 21, 1992.

Portion of Matanzas Golf Course lands to owner of Lot 9, Block 86, Section-37.

**LEGAL DESCRIPTION:**

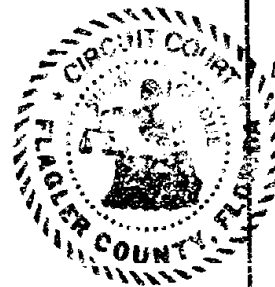
A parcel of land being a portion of Reserved Parcel "E" of the Subdivision Plat Lakaview Section-37 Palm Coast, Map Book 13, Pages 1 through 29, lying in Government Section 22, Township 10 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

As a Point of Reference being the southeast corner of Lot 9, Block 86, of said Plat Lakaview Section-37 thence South 72°54'00" West a distance of 125.00 feet to the southwest corner of said Lot 9 and the POINT OF BEGINNING of this description, thence continue South 72°54'00" West a distance of 10.00 feet, thence North 53°38'13" West a distance of 20.64 feet, thence South 75°01'26" West a distance of 11.51 feet, thence North 10°42'21" West a distance of 31.82 feet, thence North 01°05'36" East a distance of 33.83 feet, thence North 85°41'45" East a distance of 24.67 feet to a point being the northwest corner of said Lot 9, said point being on a curve concave easterly, thence southerly 94.92 feet along the arc of a curve to the left having a radius of 425.00 feet, a central angle of 12°07'46", a chord bearing of South 10°42'07" East and a chord distance of 84.72 feet to the POINT OF BEGINNING.

The above description is accompanied by an attached drawing titled "SKETCH OF LEGAL DESCRIPTION".

Parcel containing 0.0226 acres more or less.

Bearings refer to the Transverse Mercator Grid System of the East Zone of Florida and locally referenced to the Subdivision Plat Lakaview Section-37 Map Book 13, Pages 1 through 29, Flagler County, Florida.



93/010367

NO. 493 236-939

93 JUN 26 P4:29

*Handwritten signature*

CLERY SYDNEY  
FLAGLER COUNTY, FLORIDA

