

Inst No: 96006074 Date: 04/17/1996  
Doc Stamp-Deed : 0.70  
SYD CROSBY, FLAGLER County  
By: [Signature] D.C. Time: 15:15:11

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is executed this 16<sup>th</sup> day of April, 1996, by ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware corporation (Grantor) to PALM COAST HOLDINGS, INC., a Florida corporation (Grantee), whose post office address is 1 Corporate Drive, Palm Coast, Florida 32151.

Reserved for Recording Information

WITNESSETH, that the Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration, in hand paid by the Grantee, the receipt whereof is acknowledged, does hereby remise, release and quit claim to the Grantee forever, 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, which lot, piece or parcel of land is more particularly described as follows:

SEE THE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the real estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESS:

[Signature: Vickie S. Root]  
Vickie S. Root

[Signature: Victoria P. Gard]  
Victoria P. Gard

ITT COMMUNITY DEVELOPMENT CORPORATION

By: [Signature: Lawrence G. Martin]  
Lawrence G. Martin, Exec. Vice President

Attest: [Signature: Robert G. Cuff]  
Robert G. Cuff, Secretary

(CORPORATE SEAL)

Address for all signatories is:  
ITT Community Development Corporation  
1 Corporate Drive  
Palm Coast, Florida 32151

WITNESS:

[Signature: Vickie S. Root]  
Vickie S. Root

[Signature: Victoria P. Gard]  
Victoria P. Gard

ITT LAND CORPORATION

By: [Signature: Lawrence G. Martin]  
Lawrence G. Martin, President

Attest: [Signature: Robert G. Cuff]  
Robert G. Cuff, Secretary

(CORPORATE SEAL)

Address for all signatories is:  
ITT Land Corporation  
1 Corporate Drive  
Palm Coast, Florida 32151

(SIGNATURES AND ACKNOWLEDGMENTS CONTINUED ON NEXT PAGE)

HMPLAQUITCLM.DED

WITNESS:

Arlene Wilson  
Arlene Wilson

Victoria P. Gadd  
Victoria P. Gadd

WADSWORTH LAND COMPANY

OFF REC 0554 PAGE 0833

By: James E. Gardner  
James E. Gardner, President

Attest: Robert G. Cuff  
Robert G. Cuff, Secretary

(CORPORATE SEAL)

Address for all signatories is:  
Wadsworth Land Company  
1 Corporate Drive  
Palm Coast, Florida 32151

WITNESS:

Arlene Wilson  
Arlene Wilson

Victoria P. Gadd  
Victoria P. Gadd

CORPROP A&F, INC.

By: James E. Gardner  
James E. Gardner, President

Attest: Robert G. Cuff  
Robert G. Cuff, Secretary

(CORPORATE SEAL)

Address for all signatories is:  
Corprop A&F, Inc.  
1 Corporate Drive  
Palm Coast, Florida 32151

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 1996 by Lawrence G. Martin and Robert G. Cuff, as Executive Vice President and Secretary respectively, of ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware corporation, on behalf of the corporation. They are personally known to me and did not take an oath.

Danielle M. Dahl  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires:



MY COMMISSION # 00215618 EXPIRES  
JULY 19, 1998  
BONDED THROUGH FARMERS GROUP, INC.

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 1996 by Lawrence G. Martin and Robert G. Cuff, as Executive Vice President and Secretary respectively, of ITT LAND CORPORATION, a Delaware corporation, on behalf of the corporation. They are personally known to me and did not take an oath.

Danielle M. Dahl  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires:



MY COMMISSION # 00215618 EXPIRES  
JULY 19, 1998  
BONDED THROUGH FARMERS GROUP, INC.

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 1996 by James E. Gardner and Robert G. Cuff, President and Secretary respectively, of WADSWORTH LAND COMPANY, a Florida corporation, on behalf of the corporation. They are personally known to me and did not take an oath.

Danielle M. Dahl  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires:



DANIELLE M. DAHL  
MY COMMISSION # 00215618 EXPIRES  
JULY 19, 1998  
BONDED THROUGH FARMERS GROUP, INC.

(ACKNOWLEDGEMENTS CONTINUED ON NEXT PAGE)

STATE OF FLORIDA  
COUNTY OF FLAGLER

OFF  
REC 0554 PAGE 0834

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 1996 by James E. Gardner and Robert G. Cuff, as President and Secretary respectively, of CORPROP A&F, INC., a Delaware corporation, on behalf of the corporation. They are personally known to me and did not take an oath.

Danielle M. Dahl  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires:



DANIELLE M. DAHL  
MY COMMISSION EXPIRES 07/19/96  
July 19, 1996  
BONDED THROUGH FARM INSURANCE, INC.

The following Legal Description prepared by Clyde W. Roesch, Palm Coast Engineering and Design Services, Inc. 1 Corporate Drive, Palm Coast, Florida.

Date; April 11, 1996.

Parcel 540, Lehigh Canal.

**DESCRIPTION:**

A parcel of land lying within Government Section 2, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

A POINT OF REFERENCE being the northwest corner of Government Section 2, Township 12 South, Range 31 East, thence North 89°10'59" East along the North line of Section 2 a distance of 1934.06 feet, thence departing said Section Line South 00°49'01" East a distance of 189.95 feet to the POINT OF BEGINNING of this description, thence South 55°45'02" East a distance of 70.36 feet, thence North 71°00'23" East a distance of 69.80 feet, thence South 75°05'25" East a distance of 97.11 feet, thence South 73°01'14" East a distance of 142.83 feet, thence South 89°14'51" East a distance of 475.82 feet, thence North 77°10'19" East a distance of 619.14 feet, thence South 83°02'12" East a distance of 51.54 feet, thence North 70°14'27" East a distance of 92.41 feet, thence North 79°29'51" East a distance of 582.75 feet, thence North 41°15'32" East a distance of 116.37 feet, thence North 22°51'11" East a distance of 245.33 feet to a point on the West right-of-way line of the Intracoastal waterway (500'R/W), thence South 19°12'22" East along said right-of-way a distance of 482.93 feet to the northeast corner of Lot 16, of the Subdivision Map Lambert Avenue Unit II, recorded in Map Book 22, Page 56, of the Public Records of Flagler County, Florida, thence departing said Intracoastal Waterway South 82°13'48" West along the North line of Lot 16 a distance of 388.08 feet to the northwest corner of Lot 16, thence North 85°34'56" West a distance of 86.90 feet to a point on the West right-of-way line of Lambert Avenue (80'R/W), thence North 18°33'43" West along said West right-of-way line a distance of 35.48 feet to the Northeast corner of the Plat Lambert Cove, thence departing Lambert Avenue South 66°48'25" West along the boundary of said Plat Lambert Cove a distance of 358.00 feet, thence South 60°44'50" West a distance of 60.30 feet to the northwest corner of Lambert Cove, thence departing Lambert Cove North 00°49'01" West a distance of 150.00 feet to the northeast corner of lands recorded in Official Records Book 241, Pages 731 and 732 of the Public Records of Flagler County, Florida, thence South 76°01'16" West along the north line of said lands a distance of 634.97 feet, thence South 89°10'59" West a distance of 700.00 feet, thence South 00°49'01" East along the West line of said lands a distance of 131.82 feet, thence departing lands recorded in Book 241, Pages 731 and 732 South 89°11'31" West a distance of 135.05 feet, thence South 00°32'52" West a distance of 30.02 feet, thence South 78°58'54" West a distance of 46.21 feet, thence South 89°59'40" West a distance of 77.21 feet, thence North 20°18'43" West a distance of 105.38 feet, thence North 00°16'47" West a distance of 233.39 feet to the POINT OF BEGINNING.

Parcel containing 8.4706 acres more or less.

Bearings refer to the Mercator Grid System of the East zone of Florida and locally referenced to the North line of the Northwest Quarter (1/4) of Government Section 2, Township 12 South, Range 31 East, being North 89°10'59" East.