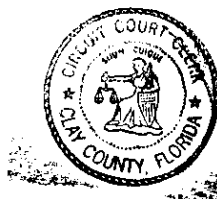


Book: 1739  
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File# 9829232  
Talmadge L Bennett  
Clerk of Courts  
Clay County, FL  
FEE: \$19.50  
DOC: \$0.70



**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, given this 24 day of November, 1997, from ROY T. POUND, an unmarried man, of the County of Duval, State of Florida, whose address is 6848 St. Augustine Road, Jacksonville, Florida 32217, hereinafter called "Grantor\*", to ROY T. POUND, AS TRUSTEE OF THE ROY T. POUND REVOCABLE LIVING TRUST DATED NOVEMBER 20, 1997, of the County of Duval, State of Florida, whose address is 6848 St. Augustine Road, Jacksonville, Florida 32217, hereinafter called "Grantee",

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid by the said Grantee, the sufficiency and receipt of said good/valuable considerations herewith acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, his successors and assigns forever, all that certain land situate, lying and being in the County of Clay, State of Florida, more particularly described as:

See Exhibit "A" attached hereto and by this reference incorporated herein.

[Legal description furnished by Grantor; no title examination made by preparer, no title opinion given.]

This quit claim deed is made pursuant to Florida Statutes Section 689.071 and grants unto Grantee all of the powers set forth therein including, but not limited to, those powers set forth on Exhibit "B" attached hereto and by this reference made a part hereof. This deed evidences a conveyance, without consideration, from Grantor to a revocable living trust in which Grantor is the Trustee and sole current beneficiary. In accordance with rule 12b-4.014(2)(b), Florida Administrative Code, no documentary stamps are due on this conveyance.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

**"GRANTOR"**

Francis S. Hill

Roy T. Pound  
Roy T. Pound

Print: FRANCIS S Hill  
Witness as to Grantor

Maria Milburn

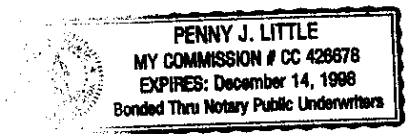
Print: MARIA MILBURN  
Witness as to Grantor

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing was acknowledged before me this 24<sup>th</sup> day of Nov, 1997 by Roy T. Pound, an unmarried man, who is personally known to me or has produced the identification referenced below and who did not take an oath.

(SEAL)

My Commission Expires:



[Signature]  
Print: Penny J. Little  
Notary Public, State and County  
Aforesaid.  
Commission No. \_\_\_\_\_

Identification \_\_\_\_\_

EXHIBIT "A"

OR BOOK 1730

PAGE 084

A parcel of land situated in Sections 4 and 9 of Township 8 South, Range 24 East, Clay County, Florida; said parcel being Lot 16 of ALAN LAKE ESTATES, an unrecorded map of lands as surveyed by Joseph G. Knapp, Registered Land Surveyor dated January 18, 1980 and being more particularly described as follows:

Commence at the Southeast corner of Section 9, Township 8 South, Range 24 East, and run N 00 deg 03 min 34 sec E, along the East line of said Section 9 a distance of 1962.86 feet to the Southeasterly right of way line of "M" Lake Road; thence run N 77 deg 09 min 35 sec E, along said Southeasterly right of way line 408.37 feet to an iron pipe and the Southwest corner of Lot 834 of OAK FOREST EXTENSION, an unrecorded subdivision; thence run along the West boundary of said OAK FOREST EXTENSION with the following courses and distances: N 06 deg 28 min 50 sec W, 420.00 feet; N 39 deg 47 min 36 sec E, 496.95 feet; N 50 deg 12 min 24 sec W, 1887.65 feet to an iron pipe; thence leave said Westerly boundary and run S 52 deg 52 min 25 sec W, 552.79 feet to an iron pipe; thence run N 50 deg 02 min 10 sec W, 852.72 feet to an iron pipe; thence run N 71 deg 35 min 38 sec W, 657.62 feet; thence run N 15 deg 01 min 01 sec W, 643.00 feet to an iron pipe and the point of beginning; thence continue N 15 deg 01 min 01 sec W, 225.00 feet to an iron pipe; thence run S 86 deg 49 min 08 sec E, 306.95 feet to the center-line of Alan Lake Road; thence run Southerly along said center-line with a curve concave Easterly, said curve having a central angle of 32 deg 56 min 27 sec, a radius of 130.00 feet and a chord bearing and distance of S 00 deg 33 min 09 sec E, 73.72 feet; thence run S 17 deg 01 min 23 sec E, along said center-line 45.74 feet; thence run S 72 deg 17 min 26 sec E, 273.09 feet to the point of beginning.

Subject to an easement for Utilities and general road purposes across a 30 foot strip of land lying adjacent to and parallel to the above described center-line of Alan Lake Road.

EXHIBIT "B"

Whenever used on this Exhibit "B" the term "Trust" shall mean the **ROY T. POUND REVOCABLE LIVING TRUST DATED NOVEMBER 20, 1996**. Furthermore, whenever used on this Exhibit "B", the terms "Grantee" and "Trustee" shall mean **ROY T. POUND** whose address is 6848 St. Augustine Road, Jacksonville, Duval County, Florida or any successor trustee to **ROY T. POUND** for the Trust at later date. Finally, whenever used on this Exhibit "B", the term "Property" shall mean the property described on Exhibit "A" to Deed dated Nov. 34, 1997 to which this exhibit is attached.

Full power and authority is hereby granted to Grantee to deal in and with the Property or any interests therein or any part thereof, to protect, conserve, and to sell, lease, encumber, or otherwise manage and dispose of the Property, it being intended that the Grantee shall have full rights of ownership over the Property in accordance with Florida Statute 689.071.

In no case shall any party dealing with the Grantee in relation to the Property, or to whom the Property or any part hereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property, or be obliged to see that the conditions and terms of the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee, or be obliged or privileged to inquire into any of the conditions or terms of the Trust. Every deed, trust deed, mortgage, lease or other instrument executed by the Grantee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument that:

- (a) at the time of the delivery thereof the Trust was in full force and effect;
- (b) such conveyance or other instrument was executed in accordance with the conditions, terms and limitations contained in the Trust, and any amendments thereof and such is binding upon all Trust beneficiaries;
- (c) Grantee named herein as Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and
- (d) if a conveyance was made to a successor trustee or trustees of the Trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor.

The interest of each beneficiary under the Trust and of all persons claiming under them or any of them shall be only in the possession, earnings and the avails and proceeds arising from the sale, mortgage or other disposition of the Property, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the Property as such, but only in interest in the possession, earnings, avails and proceeds thereof.

Notwithstanding anything herein or in any other instrument relating hereto to the contrary, Grantee named herein as Trustee received this instrument in his, her or its capacity as Trustee only and it is agreed that no person will look to the Trustee individually or personally or to the Trustee's individual assets but only to the Trust of which he, she or it is Trustee and the assets of the Trust for any liability under any such instrument.