

O. P. BRANCH

Douglas W. Johnson
Realty Title Services of Northeast Florida, Inc.
2500 Blanding Blvd., Ste. 100
Middleburg, FL 32068
#1570



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James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$10.50
DOC: \$0.70

RE PARCEL ID#14-08-24—006919-675-00
Grantee's TIN:

CORRECTIVE QUIT CLAIM DEED

CORRECTS THAT DEED RECORDED IN OFFICIAL RECORDS VOLUME 1917, PAGE 854 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TO CORRECT INSUFFICIENT GRANTOR AND COMPLETE LEGAL DESCRIPTION EXHIBIT "A".

This Quit Claim Deed Made the 10th day of April, 2001 by ROY T. POUND, unmarried, individually and as Trustee of the Roy T. Pound Revocable Living Trust dated November 20, 1997, whose address is 6848 St. Augustine Road, Jacksonville, Florida 32217, hereinafter called the grantor, to VICTOR D. SOULIS, whose post office address is 711 Valley Forge Road, Jacksonville, Florida 32208, and hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of Ten and no/100 Dollars (\$10.00) has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said grantees, and their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to-wit:

As described in Exhibit "A" attached hereto and by this reference made a part hereof.
PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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 grantees, their heirs, 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 our presence:

sign James Ward
Witness (print) James Ward

sign David A. Collier
Witness (print) David A. Collier

Roy T. Pound
ROY T. POUND, individually and as
Trustee of the Roy T. Pound Revocable
Living Trust dated November 20, 1997

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 10th day of April, 2001, by Roy T. Pound, who is personally known to me or produced a driver's license as identification and who did not take an oath.

Commission Expires:

Tina L. Pressley
NOTARY PUBLIC

SEAL

exp

5/15/2001



TINA L. PRESSLEY
My Comm Exp. 5/15/2001
Bonded By Service Ins
No. CC647790
☒ Personally Known ☐ Other I.D.

FILE: 1570

EXHIBIT "A"

Lot 16, ALAN LAKE ESTATES, Being more partiularaly described as follows:

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 North 00° 03' 34" East, along the East line of Section 9, a distance of 1962.86 feet to the Southeasterly Right of Way line of "M" Lake Road; thence run North 77° 09' 35" East, 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: North 06° 28' 50" West, 420.00 feet; North 39° 47' 36" East, 496.95 feet; North 50° 12' 24" West, 1887.65 feet to an iron pipe; thence leave said Westerly boundary and run South 52° 52' 25" West, 552.79 feet to an iron pipe; thence run North 50° 02' 10" West 852.72 feet to an iron pipe; thence run North 71° 35' 38" West, 657.62 feet; thence run North 15° 01' 01" West, 645.00 feet to an iron pipe and the Point of Beginning; thence continue North 15° 01' 01" West, 225.88 feet to an iron pipe; thence run South 86° 49' 08" East 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° 56' 27", a radius of 130.00 feet and a chord bearing and distance of South 00° 33' 09" East, 73.72 feet; thence run South 17° 01' 23" East, along said center-line 45.74 feet; thence run South 72° 17' 26" East, 275.09 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.

SUBJECT to minerals reservation as recorded in Deed Book 72, page 215 of the Public Records of Clay County, Florida.

SUBJECT to a homeowners association which has been formed, which agrees to maintain roads and drainage facilities for an annual assessment fee which buyer agrees to pay.

TOGETHER WITH THAT CERTAIN 1984 CSER MOBILE HOME BEARING IDENTIFICATION NUMBER GDWGA518323004.