

Lenders Reverse Closing Services
2831 Banksville Road
Pittsburgh, PA 15216

Quit Claim Deed

Made this 28th day of August 2010 A.D. By

Arthur G. Rutten and Kathy D. Rutten, his wife hereinafter called the grantor(s),

to

Arthur G. Rutten, married, whose post office address is: 1455 Blue Jay Drive, Middleburg, Florida 32068 ,
hereinafter called the grantee(s):

(Whenever used herein the term "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 the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remiss, releases and quit -claims unto the grantee forever, all the right, title and interest, claim an demand which grantor has in and to the following described lot piece or parcel of land situate, lying and being in Clay County, Florida, viz:

All that certain land situate in Clay County, Florida, viz:

Those certain lands which are #1 & #1A Turkey Forest Subdivision more particularly described as follows:

Parcel #1:

Parcel 1 of Turkey Forest in Section 5-T5S-R24E, Clay County, Florida, viz:

Commence at the SW corner of the North Half of the North Half of Section 5-T5S-R24E and run N. 89° 41' 29" E., along the South line of said North 1/2 of North 1/2, 1525.0' to the NE corner of "Holy Oaks" an unrecorded subdivision, thence run S. 00° 27' 12" E., along the East line of said subdivision 2051.60' to the NW corner "Sylvia Acres" an unrecorded subdivision, thence run N. 89° 43' 05" E., along the North line of said subdivision and the South line of "Turkey Forest", an unrecorded subdivision 2291.88' to the East R/W of an 80' access road, thence continue N. 89° 43' 05" E., along said line 334.1', thence run N. 14° 29' 05" E, 973.89', thence run N. 55° 17' 03" E., 633.33' to a point on the westerly R/W of an 80' access road, thence run N. 27° 40' 52" W., along said R/W 334.19', thence run N. 6° 36' 02" E., along said R/W 234.00' to the Point of Beginning, thence continue N. 6° 36' 02" E., along said R/W 140.28' to the South R/W of an 80' access road, thence run S. 89° 41' 29" W., along said R/W 300.00', thence run S 18° 59' 56" W, 147.56', thence run N. 89° 41' 29" E, 331.91' to the west R/W of said 80' access road, and the Point of Beginning. All being and lying in Section 5-T5S-R24E, Clay County, Florida.

Parcel #1A:

Parcel 1-A of Turkey Forest in Section 5-T5S-R24E, Clay County, Florida, viz:

Commence at the SW corner of the North Half of the North Half of Section 5-T5S-R24E and run N. 89° 41'

29" E. along the South line of said North 1/2 of North 1/2, 1525.0' to the NE corner of "Holly Oaks", an unrecorded subdivision, thence run S. 00° 27' 12" E., along the east line of said subdivision 2051.60' to the NW corner "Sylvia Acres", an unrecorded subdivision, thence run N. 89° 43' 05" E., along the North line of said subdivision and the South line of "Turkey Forest" an unrecorded subdivision, 2291.88' to the East R/W of an 80' access road, thence continue N. 89° 43' 05" E., along said line 334.1', thence run N. 14° 29' 05" E 397.89', thence run N. 55° 17' 03" E 633.33' to a point on the westerly R/W of an 80' access road; thence run N. 27° 40' 52" W., along said R/W 334.19', thence run N. 6° 36' 02" E., along said R/W 106.24' to the Point of Beginning, thence continue N. 6° 36' 02" E., along said R/W 127.76', S. 89° 41' 29" W., 331.91', thence run S. 18° 59' 56" W., 134.39', thence run N. 89° 41' 29" E., 360.98' to the West R/W of said 80' access road, and the point of beginning. All being and lying in Section 5-T5S-R24E, Clay County, Florida.

Together with a nonexclusive easement for ingress and egress, utilities and drainage over those lands recorded in the following Official Record Books OR Book 901, page 381; OR Book 912 page 315; Or Book 932, page 288; OR Book 946, page 284; OR Book 1026 page 501; OR Book 1045 page 653; Or Book 1070 page 466 all of the Public records of Clay County, Florida.

Subject to restrictions and covenants and conditions of Clay Hill Area Owners Association, recorded in Official Records Book; OR 901, page 382; OR Book 912 page 311; OR Book 929 page 341; OR Book 929, page 346; OR Book 946 page 288; OR Book 950, page 411; OR Book 1016 page 704; OR Book 1047 page 649; and OR Book 1060 page 389 of the Public Records of Clay County, Florida.

Subject to easements of record.

Subject to "Wetlands" restrictions recorded in OR Book 1026 page 551 over that portion of land (if any) identified as "wetland" as per map recorded in OR Book 1062 page 157 both of the Public Records of Clay County, Florida.


Subject to a nonexclusive easement for utilities and drainage over and across all portions of property within 10 feet of the boundary lines of the above described property and said easements is not dedicated for public use and the Board of County Commissioners expressly rejects the easements, roadways, streets, or other common facility for maintenance by Clay County.

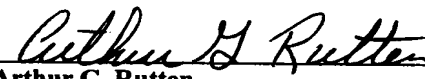
Parcel ID Number: 050524-005932-004-01

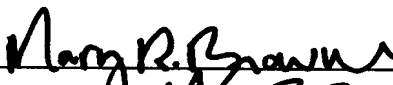
To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the said grantee forever.


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Lynda B. Graves

 (Seal)
Arthur G. Rutten
Address: (insert mailing address here)

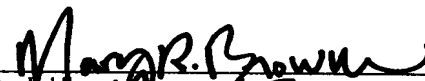

Witness Printed Name Mary R. Browne

 (Seal)
Kathy D. Rutten
Address: (insert mailing address here)

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 26th day of August, 20010, by **Arthur G. Rutten and Kathy D. Rutten, his wife**, who is personally known to me or who has produced Florida Driver License as identification.




Notary Public
Print Name: Mary R. Browne
My Commission Expires 8-3-2014

Please Return document to :

Lenders Reverse Closing Services, LLC

2831 Banksville Road, Pittsburgh PA 15216