

Prepared by and return to:

Joseph J. Nolan, P.A.  
1674 Williamsburg Square  
Lakeland, FL 33803-4278

File Number: **12-04**

Will Call No.:

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this **10th** day of **February, 2012** between **Prime International Properties Clay, LLC, a Florida limited liability company** whose post office address is **7685 103rd Street, Jacksonville, FL 32210**, grantor, and **Kathleen M. Hubbard, a single woman as to an undivided 43% interest, Barry L. Siewert, a married man as to an undivided 37% interest and LEA Family Partnership, Ltd., a Florida limited partnership as to an undivided 20% interest** whose post office address is **1674 Williamsburg Sq., Lakeland, FL 33803** grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, , does hereby remise, release and quit-claim to the said grantee, and grantee's heirs and assigns forever, all right, title and interest in the following described land, situate, lying and being in **Clay County, Florida** to-wit:

**See attached Exhibit "A" for the legal description.**


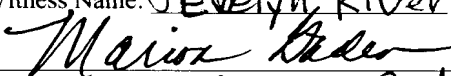
**Parcel Identification Number:**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

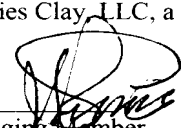
**To Have and to Hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the use, benefit and behoof of the said grantee without warranty

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Evelyn Rivera  
  
Witness Name: Marion Gaden

Prime International Properties Clay, LLC, a Florida limited liability company

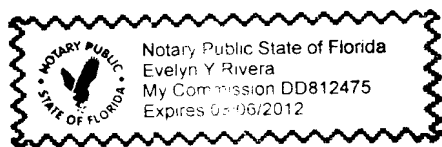
By:   
Syed S. Hussain, Managing Member

(Corporate Seal)

State of Florida  
County of Deval

The foregoing instrument was acknowledged before me this 23 day of February, 2012 by Syed S. Hussain, Managing Member of Prime International Properties Clay, LLC, a Florida limited liability company, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: Evelyn Rivera

My Commission Expires: 06/06/2012

**EXHIBIT "A"**  
**Legal Description**

**PARCEL 6:** A portion of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 30; thence North  $89^{\circ}34'13''$  East, along the North line of said Section 30, a distance of 4018.53 feet to the Northwest corner of said East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ ; thence South  $00^{\circ}09'11''$  East, along the West line of said East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , a distance of 1348.00 feet for a POINT OF BEGINNING; thence continue South  $00^{\circ}09'11''$  East, along said last mentioned line, 344.00 feet; thence North  $89^{\circ}34'13''$  East, 1299.76 feet to the Westerly right of way line of Branan Field/Chaffee Road (as established by the State of Florida Department of Transportation Section No. 71293-2501); thence North  $00^{\circ}18'33''$  West, along said Westerly right of way line, parallel to and 40 feet Westerly of when measured at right angles to the East line of said Section 30, a distance of 344.00 feet; thence South  $89^{\circ}34'13''$  West, 1298.83 feet to the POINT OF BEGINNING. Containing 446,957.06 square feet.

SUBJECT TO any rights thereof pertaining to that certain proposed 60 foot easement for ingress, egress and utilities, recorded in said Official Records Book 1674, Page 1622 and further subject to that certain 25 foot easement recorded in Official Records Book 257, Page 61 and further subject to that portion of that certain 75 foot easement recorded in Official Records Book 45, Page 157 and further subject to that certain Seminole Electric Cooperative Easement recorded in Official Records Book 1468, Page 1082, all of the Public Records of said County.

**PARCEL 7:** A portion of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 30; thence North  $89^{\circ}34'13''$  East, along the North line of said Section 30, a distance of 4018.53 feet to the Northwest corner of said East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ ; thence South  $00^{\circ}09'11''$  East, along the West line of said East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , a distance of 1004.00 feet for a POINT OF BEGINNING; thence continue South  $00^{\circ}09'11''$  East, along said last mentioned line, 344.00 feet; thence North  $89^{\circ}34'13''$  East, 1298.83 feet to the Westerly right of way line of Branan Field/Chaffee Road (as established by the State of Florida Department of Transportation Section No. 71293-2501); thence North  $00^{\circ}18'33''$  West, along said Westerly right of way line, parallel to and 40 feet Westerly of when measured at right angles to the East line of said Section 30, a distance of 344.00 feet; thence South  $89^{\circ}34'13''$  West, 1297.89 feet to the POINT OF BEGINNING. Containing 446,634.63 square feet.

SUBJECT TO any rights thereof pertaining to that certain proposed 60 foot easement for ingress, egress and utilities, recorded in said Official Records Book 1674, Page 1622 and further subject to that certain 25 foot easement recorded in Official Records Book 257, Page 61 and further subject to that portion of that certain 75 foot easement recorded in Official Records Book 45, Page 157 and further subject to that certain Seminole Electric Cooperative Easement recorded in Official Records Book 1468, Page 1082, all of the Public Records of said County.

**PARCEL 9:** A portion of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 30; thence North  $89^{\circ}34'13''$  East, along the North line of said Section 30, a distance of 4018.53 feet to the Northwest corner of said East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , for a POINT OF BEGINNING; thence South  $00^{\circ}09'11''$  East, along the West line of said East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , a distance of 660.00 feet; thence North  $89^{\circ}34'13''$  East, 1296.95 feet to the Westerly right of way line of Branan Field/Chaffee Road (as established by the State of Florida Department of Transportation Section No. 71293-2501); thence North  $00^{\circ}18'33''$  West, along said Westerly right of way line, parallel to and 40 feet Westerly of when measured at right angles to the East line of said Section 30, a distance of 659.99 feet to the North line of said Section 30, said point being situate South  $89^{\circ}34'13''$  West, 40.00 feet from the Northeast corner of said Section 30; thence South  $89^{\circ}34'13''$  West, along said North line of Section 30, a distance of 494.28 feet to the Northeast corner of those certain lands recorded in Official Records Book 1674, Page 1622 of the Public Records of said County; thence South  $00^{\circ}07'58''$  East, along the East line of said last mentioned lands, 600.00 feet to the Southeast corner thereof; thence South  $89^{\circ}34'13''$  West, along the South line of said last mentioned lands, 400.00 feet to the Southwest corner thereof; thence North  $00^{\circ}07'58''$  West, along the West line of said last mentioned lands, 600.00 feet to the Northwest corner thereof and a point situate in said North line of Section 30; thence South  $89^{\circ}34'13''$  West, along said North line, 400.87 feet to the POINT OF BEGINNING. Containing 615,386.71 square feet.

SUBJECT TO any rights thereof pertaining to that certain proposed 60 foot easement for ingress, egress and utilities, recorded in said Official Records Book 1674, Page 1622 and further subject to that certain 25 foot easement recorded in Official Records Book 257, Page 61 and further subject to that portion of that certain 75 foot easement recorded in Official Records Book 45, Page 157 and further subject to that certain Seminole Electric Cooperative Easement recorded in Official Records Book 1468, Page 1082, all of the Public Records of said County.