

Prepared by/Return to:

Brett L. Swigert, Esquire
Post Office Box 680
Eustis, FL 32727-0680

357.0740

Property Appraisers Parcel I.D. #: 28-18-27-0002-000-02100

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 1st day of July, 2019, by Robert M. Flaherty, as Trustee of The Daphne Banks McLachlan Living Trust Agreement u/a/d 05/26/1988, first party, to Mark Sorensen, whose address is 37718 N. County Road 44A, Eustis, FL 32736, and Steven Tang, whose address is 37734 N. CR 44A, Eustis, FL 32736, as Co-Trustees of The Lake Dalhousie Land Trust u/a/d 06/10/2019, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Lake, State of Florida, to wit:


SEE EXHIBIT "A" ATTACHED HERETO

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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 first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

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

Signed, sealed, & delivered in the presence of:




Witness Signature
Amy J. Rogers

Witness Printed Name



Robert M. Flaherty, as Trustee
9327 San Jose Blvd.
Howey-in-the-Hills, FL 34737



Witness Signature
Brett L. Swigert

Witness Printed Name

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1st day of July, 2019, by Robert M. Flaherty, as Trustee, who is either [] personally known to me or [x] who has produced Florida Driver's License as identification.



AMY J. ROGERS
Commission # GG 164249
Expires February 25, 2022
Bonded Thru Budget Notary Services

Amy J. Rogers
Notary Public

EXHIBIT "A"

1. "The NE 1/4 of the SE 1/4; the South 1/4 of the NW 1/4 of the SE 1/4 East of SR 44A; and the South 1/2 of the SE 1/4 North and East of SR44A, all being part of Section 20, Township 18 South, Range 27 East; and the West 1/2 of the SW 1/4 of Section 21, Township 18 South, Range 27 East in Lake County, Florida."
2. "The East 594 feet of the South 594 feet of the NW 1/4 of the NE 1/4 and the South 900 feet of the NE 1/4 of the NE 1/4 West of SR44A; and that portion of the N 1/2 of the SE 1/4 of the NE 1/4 lying West of SR 44A, all being in Section 29, Township 18 South, Range 27 East, Lake County, Florida."
3. "The North 1/2 of the SE 1/4 of the NE 1/4 East of SR 44A, and Beginning at the SE corner of the NE 1/4 of the NE 1/4, run West to the Easterly right of way of SR 44A; thence North 12 West along said right of way 212 feet; thence East to the East line of Section 29, thence South to the P.O.B., all being part of Section 29, Township 18 South, Range 27 East; and the West 1/2 of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 27 East, less road right of way for Bill Collins Road, Lake County, Florida."
4. "The East three-fourths of the South 1/2 of the NW 1/4, less that portion within the Northerly right of way for County Road 5-6781 (Bill Collins Road), all being a part of Section 28, Township 18 South, Range 27 East, Lake County, Florida."
5. "The South 854.7 feet of the NE 1/4 of the SE 1/4 of SR 44A, all being part of Section 29, Township 18 South, Range 27 East, Lake County, Florida."
6. "The South 1/4 of the SW 1/4 of the NE 1/4 less the South 20 feet and West 20 feet and the SE 1/2 of the North 40 feet of the South 60 feet of the West 40 feet of the East 60 feet being in Section 28, Township 18 South, Range 27 East, Lake County, Florida."