

Deed No. 2999

QUIT-CLAIM DEED
TRIM CORPORATION

RAMCO FORM 42

78 094778

1978 JUN 16 PM 3:42

Robert C. Joseph (L. Attorney, Esq. PO Box 729, Delray Beach, Fla 33444)

This Quit-Claim Deed, Executed this 8th day of June, A.D. 1978, by
LAKE WORTH DRAINAGE DISTRICT

a corporation existing under the laws of Florida, and having its principal place of
business at Route One, Box 711, Delray Beach, Florida 33445
first party, to

PHEASANT RUN, INC., a Florida corporation
whose postoffice address is Suite 201, Spurrison Building

second party: 655 S.E. 10th St.
Delray Beach, Fla.

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, re-
lease 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 Palm Beach State of Florida to wit:

See Legal Description "Exhibit A" attached hereto and made
a part hereof.

Said parcel also known as Pheasant Walk, Section 4, as
recorded in Plat Book 34, pages 1 and 2 of the Public
Records of Palm Beach County, Florida.



To Have and to Hold the same together with all and singular the appurtenances thereto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-
soever 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 caused these pres-
ents to be executed in its name, and its corporate seal to be hereunto affixed,
by its proper officers thereunto duly authorized, the day and year first above
written.

ATTEST: James H. Ranson Secretary LAKE WORTH DRAINAGE DISTRICT
Signed, sealed and delivered in the presence of:
Susan Cook President
Carol Ann Wilk

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared GEORGE McMURRAIN AND JAMES H. RANSON

well known to me to be the President and Secretary respectively of the corporation named as first party
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under without duress or fraud of them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of June, A.D. 1978

PALM BEACH REC 2879 PAGE 6

Notary Seal: Notary Public, State of Florida at Large, My Commission Expires Dec. 2, 1984

This instrument prepared by:
Address

EXHIBIT A

A parcel of land in the South One-Half (S-1/2) of Section 36, Township 46 South, Range 42 East, more particularly described as follows: Commencing at the Southwest corner of said Section 36; thence run on an assumed bearing of North 2110.03 feet along the west line of said Section 36 to a point: thence run S 89° 40'13"E 1745.00 feet along the north right-of-way line of Pheasant Way as shown on the plats of PHEASANT WALK SECTION ONE and PHEASANT WALK SECTION THREE, according to the plats thereof as recorded in Plat Book 31, Page 232 and Plat Book 33, Pages 15 and 16, respectively, of the Public Records of Palm Beach County, Florida, to a point of curvature; thence continue easterly along said north right-of-way line of Pheasant Way, lacing a curve to the right, having a radius of 2400.00 feet, a central angle of 14° 15'24", for an arc distance of 597.18 feet to the POINT OF BEGINNING; thence run S 14° 35'11"W 100.00 feet along a line radial to last described curve to the southwesterly corner of Tract "D", as shown and recorded on said plat of PHEASANT WALK SECTION THREE; thence run easterly along the south line of said Tract "D", being a curve to the left, whose tangent is at right angles to last described radial line, having a radius of 2500,00 feet, a central angle of 8 56'27", for an arc distance of 390.12 feet to a point, said point being the northeast corner of Lot 12, Block 12 of said PHEASANT WALK SECTION THREE; thence run S 5 38'44"W 110. 00 feet along the east line of said Lot 12 to a point; thence run S 5 55'47"E 61.22 feet to the northwest corner of Lot 1. Block 13 of said PHEASANT WALK SECTION THREE; thence run southwesterly along the east line of Lot 1 thru 7, Block 13 of said PHEASANT WALK SECTION THREE, the following courses and distances: South 221.04 feet, S1 04'12"W 49.88 feet; S4 12'41"W 96.15 feet, S8 12'46"W 89.59 feet, S12 01'02"W 87.00 feet, S16 10'27"W 168.32 feet to a point on the South right-of-way line of Cypress Knee Drive as shown on said plat of PHEASANT WALK SECTION THREE; thence run N 89 40'13"W 45.10 feet along said south right-of-way line to an intersection with the northeast corner of Lot I, Block 10 of said PHEASANT WALK SECTION THREE; thence run S 0 19'47"W 110.00 feet along the east line of said Lot 1 to a point; thence run S 89 40'13"E 173.37 feet to a point; thence run N 79 16'35"E 137.76 feet to a point; thence run S 72 15'47"E 119.21 feet to a point; thence run S 89 40'13"E 60.32 feet to a point; thence run northeasterly along the arc of a curve to the right, whose chord bears N 7 53'49"E, having a radius of 270.00 feet, a central angle of 1 58'49", for an arc distance of 9.33 feet to a point; thence run S 89 40'13"E 118.45 feet to a point; thence run N 12 55'41"E 91.17 feet to a point; thence run N 14 07'52"E 90. 78 feet to a point; thence run N 11 33'08"E 79.39 feet to a point; thence run S 79 39'07"E 170.00 feet to a point; thence run northeasterly along the arc of a curve to the left, whose tangent is at right angles to last described course, having a radius of 2060.00 feet, a central angle of 1° 09'59", for an arc distance 0141.93 feet to a point; thence run S 80° 49'06"E 109.64 feet along a line radial to last described curve to & point; thence run N 10° 00'03"E 19.06 feet to a point; thence run N 7°34'55"E 83. 07 feet to a point; thence: run N 5°21'46"E 85. 00 feet to a point;: thence run N 3°07'06"E 85.00 feet to a point; thence run N 0°59'53"E 75.60 feel to a point: thence run North 94.40 feet to a point: thence run East 110.00 feet to a point; thence run N 84°49'14"E 60.25 feet to a point; thence run east 110. 00 feet to a point; thence run south 85.00 feet to a point: thence run S 00° 40'38"W 85.00 feet to a point; thence run S 88°21'33"E 170.00 feet to a point of intersection with a curve concave to the west; thence run northerly along said curve having a radius of 2620.00 feet, a central angle of 00°47'26" and a chord bearing of N 01°14'44"E for an arc distance of 36.16 feet to a point; thence run S 89°40'13"E 407.57 feet to a point; thence run N 00° 19'47"E 170.00 feet to a

point; thence run N 89'40'13"W 18.25 feet to a point: thence run north 90.63 feet to & point; thence run west 110.00 feet to a point; thence run north 5. 98 feet to a point; thence run west 170. 00 feet to a point; thence run north 87.22 feet to a point; thence run N 5°25'24"W 90.00 feet to a point; thence run N 11°12'45"W 83.63 feet to a point; thence run

N 18° 36'37"W 170.02 feet to a point; thence run N 60° 17'48"W 185.21 feet to a point of intersection with a curve concave to the northwest; thence run southwesterly along the arc of said curve having a radius of 746.00 feet, a central angle of 03° 57'43", a chord bearing of S 31°41'03"W, for an arc distance of 51.58 feet to a point; thence run N 56°20'05"W 110.00 feet to a point of intersection with a curve concave to the northwest; thence run southwesterly along the arc of said curve having a radius of 636.00 feet, a central angle of 19°15'14", a chord bearing of S 43°17'32"W, for an arc distance of 213.72 feet to a point of compound curvature; thence run southwesterly along the arc of said curve, being a curve to the right, having a radius of 999.00 feet, a central angle of 24°27'47", for an arc distance of 426.53 feet to a point; thence run N 12°37'04"W 100.00 feet along a line radial to last described curve to a point on a curve; thence run westerly along the arc of a curve to the right, whose tangent is at right angles to last described course, having a radius of 1487.00 feet, a central angle of 18°00'00", for an arc distance of 467.16 feet to a point of compound curvature; thence run northwesterly along the arc of said compound curve, being a curve to the right, having a radius of 2400.00 feet, a central angle of 9°12'16", for an arc distance of 385.55 feet to the POINT OF BEGINNING. LESS. Tract D. Pheasant Walk Section Three according to the plat thereof recorded in Plat Boole 33, pages 15 and 16 of the Public Records of Palm Beach County, Florida. Containing an area of 30.08 acres more or less.