

Deed No. 3119

QUIT-CLAIM DEED

RAMCO FORM B

This Quit-Claim Deed, Executed this 9th day of February, A. D. 1979, by LAKE WORTH DRAINAGE DISTRICT first party, to PHEASANT RUN, INC., a Florida Corporation,

whose postoffice address is 4551 North Federal Highway, Boca Raton, Florida 33431

second party:

(Wherever used herein the term "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 \$10,000 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 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 SIX, as recorded in Plat Book 35, Pages 193 and 194 of the Public Records of Palm Beach County, Florida.

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 and delivered in presence of:

Handwritten signatures: Susan Cook, Carol Ann Wilk

LAKE WORTH DRAINAGE DISTRICT President [Signature]

STATE OF FLORIDA, COUNTY OF PALM BEACH

Attest [Signature]

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

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of February A. D. 1979.

Notary Public Seal for Carol Ann Wilk, State of Florida, My Commission Expires Oct 2, 1982

This instrument was prepared by: GEORGE A. PATTERSON, ESQ. 665 Southeast Tenth Street Deerfield Beach, FL 33441

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A parcel of land in the East One-Half (E 1/2) of said Section 36 more particularly described as follows: Beginning at the Northeast (NE) corner of said Southeast One-Quarter (SE 1/4) of Section 36; thence run on an assumed bearing of N 89°50'20" W 1344.32 feet along the North line of said Southeast One-Quarter (SE 1/4) of Section 36 to the Northwest (NW) corner of the Northeast One-Quarter (NE 1/4) of said Southwest One-Quarter (SE 1/4) of Section 36, thence run N 78°06'00" W 95.84 feet to a point; thence run S 81°01'45" V 110.00 feet to a point on a curve; thence run Southwesterly along the arc of said curve to the right, having a chord bearing of S 12°20'50" W, a radius of 636.00 feet, a central angle of 42°38'10" for an arc distance of 473.27 feet to the Northwest (NW) corner of Lot 9, Block 28. PHEASANT WALK SECTION FOUR. as recorded in Plat Book 34, Pages I and 2. of the Public Records of Palm Beach County, Florida; thence run S 56°20'05" E 110.00 feet along the North line of said Lot 9, to the Southeast (SE) corner thereof, being the Westerly right-of-way line of Sugar Pine Drive as shown on said plat of PHEASANT WALK SECTION FOUR; thence run Northeasterly along the arc of a curve to the left being said Westerly right-of-way line of Sugar Pine Drive, also being concentric to last described curve, having a chord bearing of N31°41'03" E, a radius of 746.00 feet, a central angle of 03°57'43", for an arc distance of 51.58 feet to a point on the Northerly limits of said PHEASANT WALK SECTION FOUR; thence run S 60°17'48" E 185.21 feet along said Northerly limits along a line radio to last described curve to a point; thence run S 18°36'37" E 170.02 feet along the Easterly limits of said PHEASANT WALK SECTION FOUR to a point; thence run S 11°12'45" E 83.63 feet along said Easterly limits to a point; thence run S 05°25'24" E 90.00 feet along, said Easterly limits to the Northeast (NE) corner of Lot 3, Block 27 of aforesaid PHEASANT WALK SECTION FOUR; thence run South 87.22 feet along said Easterly Limits to the Northeast (NE) corner of Lot 2, Block 27 of said PHEASANT WALK SECTION FOUR: thence run East 110.00 feet along the North line of Lot 1, Block 27 of said PHEASANT WALK SECTION FOUR to the Northeast (NE) corner of said Lot 1 Block 27; thence continue East 60.00 feet to a point; thence run South 5.98 feet to the Northwest (NW) corner of Lot 1 Block 29 of said PHEASANT WALK SECTION FOUR; thence run East 110.00 feet along the North line of said Lot 1, Block 29 to the Northeast corner thereof; thence run South 90.63 feet along the East line of said Lot 1, Block 29 to the Southeast (SE) corner thereof, also being a point on the North right-of-way line of Woods End Road as shown on the aforesaid plat of PHEASANT WALK SECTION FOUR; thence run East 18.25 Feet along said North right-of-way line to a point on the Easterly Boundary of PHEASANT WALK SECTION FOUR; thence run S 00°19'47" W 60.00 feet along said Easterly boundary to the Northeast (NE) corner of Lot 5, Block 25 of said PHEASANT WALK SECTION FOUR; thence run S 89°40'13" E 872.83 feet along the Easterly extension of the South right-of-way line of aforesaid Woods End Road to a point; thence run N00°19'47" E 30.00 feet to a point; thence run S 89°40'13" W 110.11 feet to a point on the East line of aforesaid Southeast One-Quarter (SE 1/4) of Section 36; thence run N 00°18'55"E 1106.58 feet along said East line to the Point of Beginning. Containing an area of 35.99 acres, more or less.

ALSO KNOWN AS PHEASANT WALK SECTION 6 according to the Plat thereof, recorded in Plat Book 35, Pages 193 and 194. Public Records of Palm Beach County, Florida.

EXHIBIT "A"