

PREPARED BY WALTER F. ROGERS, JR.

Attorney at Law

3104 Independent Square
Jacksonville, Florida 32202

Stamps 45¢
Recording #13.

QUIT-CLAIM DEED

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THIS DEED executed this 29th day of AUGUST, 1981,
by LAKE ASBURY COMMUNITY ASSOCIATION, INC., a Florida
corporation not for profit, hereinafter called grantor, to
LAKE ASBURY LAKE LOT OWNERS ASSOCIATION, INC., a Florida
corporation not for profit, whose post office address is
Post Office Box 261, Orange Park, Florida 32073, hereinafter
called grantee,

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WITNESSES: That the grantor, for and in consideration
of the sum of \$10.00 and other valuable considerations, receipt
whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and quit-claims unto the
grantee all that certain land situate in Clay County, Florida,
viz:

LAKE ASBURY, as shown on the following plats of Lake Asbury,
Units as recorded in the Public Records of Clay County,
Florida.

Unit One, as recorded in Plat Book 7, page 15; Unit Two,
as recorded in Plat Book 7, page 17; Unit Three as recorded
in Plat Book 7, page 28; Replat No. 1, as recorded in Plat
Book 7, page 35; Replat No. 2, as recorded in Plat Book 7,
page 36; Unit No. 2-A, as recorded in Plat Book 7, page 38;
Unit 2-B as recorded in Plat Book 7, page 42; Unit 3-A as
recorded in Plat Book 7, page 39; and Unit 8, as recorded
in Plat Book 7, page 70.

SOUTH LAKE ASBURY, as shown on the following plats of Lake
Asbury, Units 9, 10, 11, 12, and 13, as recorded in the
Public Records of Clay County, Florida.

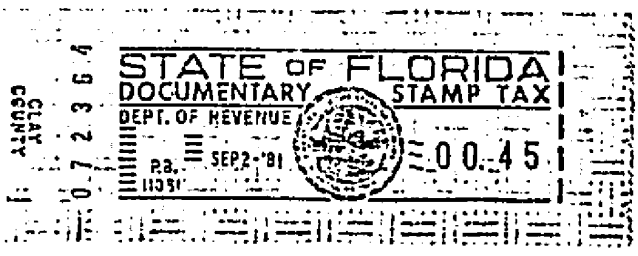
Unit 9, as recorded in Plat Book 8, pages 4-6; Unit 10, as
recorded in Plat Book 8, pages 25-26; Unit 11, as recorded
in Plat Book 8, pages 7-10; Unit 12, as recorded in Plat
Book 8, pages 27-29; and Unit 13, as recorded in Plat Book
8, pages 11 and 12.

LAKE RYAN, as shown on the plat of Lake Asbury, Unit 18,
recorded in Plat book 9, pages 2 and 3 of the Public
records of Clay County, Florida.

LAKE ASBURY DAM, described as follows: A parcel of land
situated in Section 38, Township 5 South, Range 25 East,
Clay County, Florida being more particularly described as
follows:

Commence at the most Westerly corner of Lot 7, Lake Asbury
Unit 4 according to Plat Book 7, page 53 of the public re-
cords of said county; thence on the arc of a curve concave
to the Southerly and having a radius of 307.60 feet, run a
chord distance of 18.83 feet to the point of beginning, the
bearing of said chord being South 64 degrees 40 minutes 35
seconds East; thence on the Southwesterly line of said Lot
7, South 62 degrees 55 minutes 20 seconds East 81.17 feet;
thence South 75 degrees 12 minutes 09 seconds East 466.80 feet;

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198 New Court
G.C.S.



thence North 70 degrees 45 minutes 50 seconds East 442.00 feet; thence North 63 degrees 39 minutes 50 seconds East 262.00 feet; thence North 61 degrees 31 minutes 50 seconds East 300.37 feet; thence South 25 degrees 36 minutes 25 seconds East 50.00 feet, to the most Westerly corner of Lot 1, Lake Asbury Unit One according to Plat Book 7, pages 15 and 16 of the said public records; thence South 62 degrees 21 minutes 09 seconds West 572.64 feet; thence South 66 degrees 09 minutes 00 seconds West 452.65 feet; thence North 77 degrees 17 minutes 00 seconds West 272.70 feet; thence North 70 degrees 11 minutes 00 seconds West 280.83 feet, to the most Easterly corner of Lot 1, Block 2, Lake Asbury Unit Three according to Plat Book 7, pages 28 and 29 of said public records; thence on the Northeasterly line of said Lot 1, Block 2, Lake Asbury Unit Three, North 45 degrees 42 minutes 40 seconds West 52.00 feet; thence North 27 degrees 04 minutes 40 seconds East 60.00 feet to said point of beginning.

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SOUTH LAKE ASBURY DAM, described as follows: A parcel of land situated in Section 20, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 1, Lake Asbury Unit 8 according to Plat Book 7, page 70 of the public records of said county; thence on the Southerly line of said Lot 1, South 85 degrees 51 minutes 00 seconds West 397.90 feet to the Northerly line of Branscomb Road according to Lake Asbury Unit 13 as recorded in Plat Book 8, pages 11 and 12 of said public records; thence on the Northerly line of Branscomb Road South 81 degrees 34 minutes 20 seconds East 152.49 feet; thence South 08 degrees 25 minutes 40 seconds West 60.00 feet to the Northeast corner of a parcel of land designated as "Swim Area" according to said Lake Asbury Unit 13; thence South 79 degrees 54 minutes 17 seconds East 819.36 feet to the Northwest corner of Lot 1, Lake Asbury Unit 9 as recorded in Plat Book 8, pages 4, 5, and 6 of said public records; thence on the Northwesterly line of said Lot 1, Lake Asbury Unit 9, run North 68 degrees 55 minutes 00 seconds East 48.43 feet; thence North 31 degrees 29 minutes 40 seconds West 40.12 feet; thence North 08 degrees 14 minutes 16 seconds East 29.15 feet; thence North 67 degrees 44 minutes 55 seconds West 295.61 feet to the Southwest corner of Lot 119, Lake Asbury Unit 2B as recorded in Plat Book 7, page 43 of said public records; thence North 78 degrees 37 minutes 20 seconds West 312.60 feet to said point of beginning.

LAKE RYAN DAM, described as follows: A parcel of land situated in Section 38, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Commence at the most Westerly corner of Lot 18, Lake Asbury Unit 3 according to Plat Book 7, pages 28 and 29 of the public records of said county; thence on the Southeasterly line of Lake Asbury Drive run South 44 degrees 17 minutes 40 seconds West 500.00 feet; thence South 45 degrees 42 minutes 20 seconds East 193.10 feet to the point of beginning; thence North 45 degrees 42 minutes 20 seconds West 193.10 feet to said Southeasterly line of Lake Asbury Drive; thence on last said line run the following two courses:

(1) South 44 degrees 17 minutes 40 seconds West 35.00 feet;
(2) thence on the arc of a curve concave to the Northwesterly and having a radius of 164.63 feet, run a chord distance of 67.68 feet to the Northeast corner of Lot 1, Lake Asbury Unit 18 according to Plat Book 9, pages 2 and 3 of said public records; the bearing of said chord being South 56 degrees 09 minutes 20 seconds West; thence on the Northeasterly line of said Lot 1 and on a prolongation thereof run South 33 degrees 35 minutes 40 seconds East 295.77 feet to the most Northerly corner of Lot 31 of said Lake Asbury Unit 18; thence on the Northeasterly line of said Lot 31 run the following five courses: (1) South 33 degrees 35 minutes 40 seconds East 95.53 feet; (2) thence on the arc of a curve concave to the Northerly and having a radius of 69.91 feet run a chord distance of 81.38 feet, the bearing of said chord being South 69 degrees 11 minutes 20 seconds East; (3) thence North 75 degrees 13 minutes 00 seconds East 27.40 feet; (4) thence on the arc of a curve concave to the Southerly and having a radius of 29.96 feet run a chord distance of 34.08 feet, the bearing of said chord being South 70 degrees 06 minutes 55 seconds East; (5) thence South 35 degrees 26 minutes 50 seconds East 236.73 feet to the Northwesterly line of said Lake Asbury Drive; thence on last said line North 42 degrees 38 minutes 40 seconds East 61.32 feet; thence North 35 degrees 26 minutes 50 seconds West 487.00 feet; thence North 36 degrees 45 minutes 10 seconds West 47.88 feet to said point of beginning.

AN EASEMENT for ingress, egress and boat launching over the Southwesterly 30 feet of a parcel of land designated as "Swim Area" on the plat of Lake Asbury Unit 13 as recorded in Plat Book 8, pages 11 and 12 of the public records of Clay County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Lake Asbury Unit 13; thence on the Easterly line thereof South 08 degrees 25 minutes 40 seconds West 60.0 feet to the point of beginning; thence South 10 degrees 15 minutes 20 seconds West 258.22 feet; thence North 30 degrees 14 minutes 20 seconds West 330.56 feet; thence South 81 degrees 34 minutes 20 seconds East 214.76 feet to said point of beginning. Said easement is bounded on the North by Branscomb Road, on the South by South Lake Asbury, on the West by the Southwesterly line of said "Swim Area" and on the East by a line parallel to said Southwesterly line and a perpendicular distance of 30 feet from said Southwesterly line.

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, lien, interest, and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the said grantor has caused this Deed to be signed in its name by the Chairman of its board of directors

who is the chief executive officer of Lake Asbury Community Association, Inc., and its corporate seal to be affixed on the day and year first above written.

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(Corporate Seal)

LAKE ASBURY COMMUNITY ASSOCIATION, INC.

By Donald Francis Walsh
Donald Walsh, Chairman of the board
and chief executive officer.

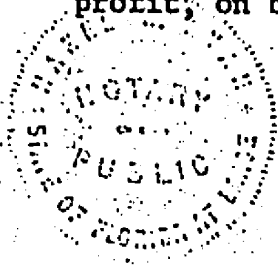
Joseph G. White
Joseph G. White, Treasurer

Signed, Sealed and
Delivered in Our Presence

Thomas J. Ryan
Johnnie J. Walsh

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 29th day of August, 1981, by Donald Walsh, Chairman of the board of directors and chief executive officer of Lake Asbury Community Association, Inc., a Florida corporation not for profit, on behalf of the corporation.



Hazel W. Ryan
Notary Public
State of Florida at large
My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 22, 1984

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 29th day of August, 1981, by Joseph G. White, Treasurer of Lake Asbury Community Association, Inc., a Florida corporation not for profit, on behalf of the corporation.



81-10853

Hazel W. Ryan
Notary Public
State of Florida at large
My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 22, 1984

FILE NO. _____
OFFICIAL RECORDS NO. 637
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FILED IN PUBLIC RECORDS
CLAY COUNTY, FLORIDA

