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QUIT-CLAIM DEED

THIS DEED executed this 11 day of July, 1991, by LAKE ASBURY LAKE LOT OWNERS ASSOCIATION, INC., a Florida corporation not for profit, hereinafter called grantor, to LAKE ASBURY MUNICIPAL SERVICE BENEFIT DISTRICT, to whose post office address is Post Office Box 252, Drs. Inlet, Florida 32030, and 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, herein after called grantees,

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, renises, releases, conveys and quit-claims unto the grantees 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 2-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 8 according to Plat Book 7, page 53 of the public records 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 68 degrees 40 minutes 35 seconds East; thence on the Southwesterly line of said Lot 7, South 62 degrees 55 minutes 20 seconds East 21.17 feet; thence South 75 degrees 32 minutes 09 seconds East 166.80 feet; thence North 70 degrees 45 minutes 30 seconds East 147.00 feet; thence North 63 degrees 39 minutes 50 seconds East 262.00 feet; thence North 63 degrees 33 minutes 50 seconds East 300.37 feet; thence South 75 degrees 26 minutes 25 seconds East 50.00 feet, to the most Westerly corner of Lot 3, Lake Asbury Unit One

OSP

A Representative of The Florida Title Guaranty Association, Inc.

123 AIRMAIL ROUTE DRIVE
LAKE ASBURY
CLAY COUNTY FLORIDA 32073
CLAY COUNTY
LAKE ASBURY
LAKE ASBURY DAM
LAKE RYAN

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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.

SOUTH LAKE ASBURY DAN, 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 197.90 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 151.49 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 34 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 39 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 195.61 feet to the Southwest corner of Lot 119, Lake Asbury Unit 28 as recorded in Plat Book 7, page 43 of said public records; thence North 79 degrees 37 minutes 20 seconds West 112.60 feet to said point of beginning.

LAKE RYAN DAN, 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 38, Lake Asbury Unit 3 according to Plat Book 7, pages 38 and 39 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 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 3, 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 3 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 18 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 18; thence on the Easterly line thereof South 08 degrees 35 minutes 40 seconds West 60.0 feet to the point of beginning; thence South 10 degrees 15 minutes 30 seconds West 358.22 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.

This deed establishes co-ownership of the aforesaid property in order for the Municipal Service Benefit District to spend public funds for improvement projects in order to comply with State law governing such district and the legislative act that created the district. If at any time the Lake Asbury Municipal Service Benefit District is dissolved or ceases to exist, all rights, title and interest in the aforesaid land by the district shall revert to the Lake Asbury Lake Lot Owners Association, Inc. and the interest of the district shall be extinguished. The Municipal Service Benefit District assumes no control or enforcement rights over the covenants and restrictions recorded in the public records associated with this property. The Municipal Service Benefit District shall notify the Lake Asbury Lake Lot Owners Association, Inc. prior to engaging in any improvement projects within the district prior to undertaking same approval by the Association shall not be required. Before the Lake Asbury Lake Lot Owners Association, Inc. undertakes any improvement projects it shall notify the Municipal Service Benefit District Board of Trustees.

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 Lake Lot Owners Association, Inc., and its corporate seal to be affixed on the day and year first above written.

(Corporate Seal)

LAKE ASBURY LAKE LOT OWNERS ASSOCIATION, INC.

By [Signature]

Signed, Sealed and Delivered in Our Presence

[Signature]
[Signature]

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 11 day of JUNE, 1991, by KENNETH A. FEUER, Chairman of the board of directors and chief executive officer of Lake Asbury Lake Lot Owners Association, Inc., a Florida corporation not for profit, on behalf of the corporation.

[Signature]
Notary Public
State of Florida at large
My Commission expires: 5/17

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 11 day of JUNE, 1991, by KENNETH A. FEUER, Treasurer of Lake Asbury Lake Lot Owners Association, Inc., a Florida corporation not for profit, on behalf of the corporation.

[Signature]
Notary Public
State of Florida at large
My Commission expires: 5/17

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