

THIS INSTRUMENT PREPARED BY & RETURN TO:
Fred A. Morrison
P.O. Box 491357
Leesburg, Florida 34749 - 1357

Quitclaim Deed

RESERVED FOR RECORDING

THIS QUIT CLAIM DEED, executed this ____ day of _____, 2011, by **THE CITY OF LEESBURG, FLORIDA**, whose address is P.O. Box 490630, Leesburg, FL 34749-0630, first party, to **WALLING ENTERPRISES, INC.**, whose address is P.O. Box 490329, 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 requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of **TEN AND NO/100----(\$10.00)----** Dollars, 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:

AS DESCRIBED ON EXHIBIT "A" ATTACHED

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 in 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.

WITNESSES (two required):

GRANTOR: THE CITY OF LEESBURG, FLORIDA

(Type or print name of witness)

BY: _____
WILLIAM POLK, Mayor

(Type or print name of witness)

Attest: _____
BETTY RICHARDSON, City Clerk

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned Notary Public, personally appeared William Polk, as Mayor, and Betty Richardson, as City Clerk, of the City of Leesburg, Florida, who acknowledged before me on the _____ day of _____, 2011, that they executed the foregoing instrument, and who were either (CHECK ONE) personally known to me, or who produced _____ as identification.

NOTARY PUBLIC SIGNATURE

Commission Number

Type or print name of Notary

Commission Expiration Date

EXHIBIT "A"

PARCEL "A":

THAT PART OF THE ABANDONED ACL RAILROAD LYING IN THE NORTH 1/2 OF THE S.E. 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, SAID POINT BEING A CONCRETE MONUMENT (NO NUMBER); THENCE S.89°43'39"E. ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE S.E. 1/4 OF SECTION 22 A DISTANCE OF 1175.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.89°43'39"W. ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE S.E. 1/4 A DISTANCE OF 11.18 FEET; THENCE N.68°44'55"W. PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD A DISTANCE OF 100.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD; THENCE N.31°32'20"W. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD, 618.04 FEET; THENCE N.00°18'22"E. PARALLEL WITH THE WEST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE AFOREMENTIONED SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, A DISTANCE OF 132.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD; THENCE S.31°32'20"E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD A DISTANCE OF 816.31 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.