

Prepared by and return to  
Jason E. Campbell  
Martin, Ade, Birchfield & Mickler, P.A.  
P.O. Box 59  
Jacksonville, Florida 32201

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QUIT CLAIM DEED

THIS QUITCLAIM DEED is made the 13<sup>th</sup> day of May, 1999 by DEMETREE-PASCO PROPERTIES, INC., a Florida corporation, of 3740 Beach Boulevard, Suite 300, Jacksonville, Florida 32207, hereinafter called the Grantor, to SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC., a not-for-profit Florida corporation, of 4800 Mile Stretch Road, Holiday, Florida 34690, hereinafter called the Grantee:

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee forever all of Grantor's right, title, and interest in and to that certain property situated in PASCO County, Florida, described as follows:

Tracts "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB" and "BB" of SOUTHERN OAKS UNIT FOUR, as per plat recorded in Plat Book 37, pages 43 through 47, Public Records of Pasco County, Florida.

THE PURPOSE HEREOF IS TO TRANSFER UNTO GRANTEE THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF MAINTENANCE, UPKEEP, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS LOCATED OR TO BE LOCATED THEREON IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN OFFICIAL RECORDS BOOK 1790, PAGES 888 THROUGH 904, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND AMENDMENTS THERETO, SPECIFICALLY THE FOURTH AMENDMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4154 PAGES 1052 THROUGH 1056, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TO HAVE AND TO HOLD the same, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the Grantee, subject to ad valorem taxes and other matters of record on the date hereof.

99063385

Rept: 329118 Rec: 10.50  
DS: 0.70 IT: 0.00  
05/19/99 *Lisa Dillen* Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
05/19/99 03:05pm 1 of 2  
OR BK 4154 PG 1064

For Clerk's Use Only

PHASE IV

DR BK 4154 PS 1065

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first above written.

Signed, sealed and delivered  
in our presence as witnesses:

Harris Dunn  
Print Name: Harris Dunn

Bethinda Popper  
Print Name: Bethinda Popper

DEMETREE-PASCO PROPERTIES, INC.,  
a Florida corporation

By: J. C. Demetree, Jr.  
J. C. Demetree, Jr.  
Its President



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of May, 1999, by J. C. Demetree, Jr., as President of Demetree-Pasco Properties, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced Personally Known as identification.

Harvey K. Warnock  
Notary Public, State of Florida

Print Name: Harvey K. Warnock

Commission Expires:

Serial No.:

HARVEY K. WARNOCK  
Notary Public, State of Florida  
My Comm. expires Dec. 1, 2000  
Comm. No. CC604421  
Bonded By American Surety