

This Quit-Claim Deed, Executed this 1st day of July, A. D. 1989, by Middlebrook Pines Property Owners Association, Inc. a corporation existing under the laws of Florida, and having its principal place of business at 5255 Cypress Court, Orlando, Florida first party, to Middlebrook Pines Condominium Association, Inc. whose postoffice address is 5255 Cypress Court, Orlando, Florida 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 admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 30.00 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 Orange State of Florida to wit:

See Exhibit "A" attached hereto

Rec Fee \$ 21.00 MARTHA O. HAYNIE,
 Add Fee \$ 3.00 Orange County
 Doc Tax \$.55 Comptroller
 Int Tax \$ - By [Signature]
 Total \$ 24.55 Deputy Clerk

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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 caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)
 ATTEST: [Signature] Secretary
 Signed, sealed and delivered in the presence of:
[Signature]
[Signature]

MIDDLEBROOK PINES PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature] President
 JAMES E. JONES

STATE OF FLORIDA
 COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James E. Jones

well known to me to be the President and Board Member respectively of the corporation named as first party in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

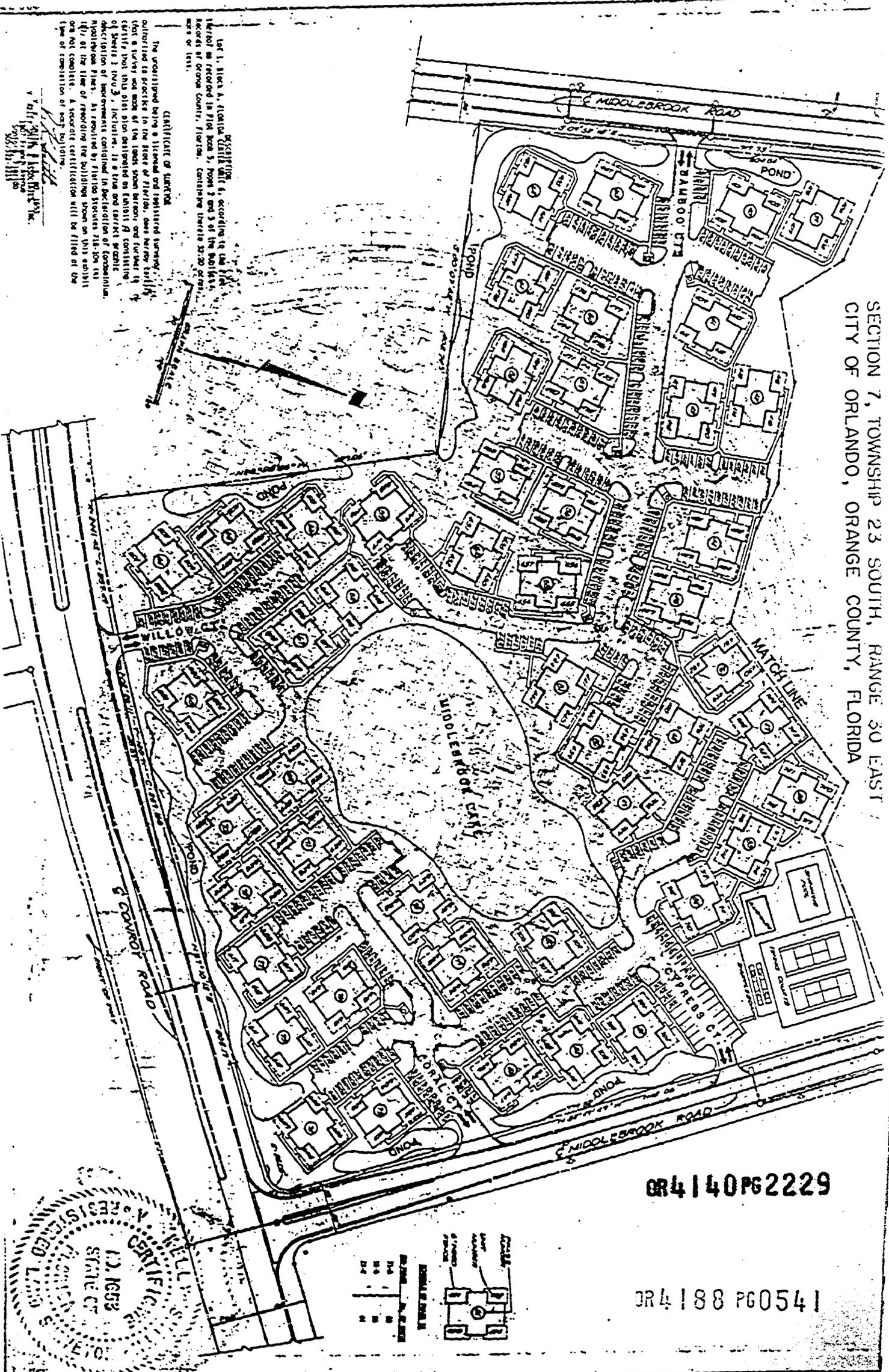
WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of December, A. D. 1989

[Signature]
 Notary Public, State of Florida at Large
 My Commission Expires Nov. 2, 1993

This Instrument prepared by: James R. Falmer
 Address 201 Park Place, Altamonte Springs, Florida 32701

GARFINKEL & PALMER
 PARK PLACE CENTER
 201 PARK PLACE
 ALTAMONTE SPRINGS, FLORIDA 32701

SECTION 7, TOWNSHIP 23 SOUTH, RANGE 30 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



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Lot 1, Block A, Florida "C" Unit 6, according to the plan, heretofore recorded in Plat Book 3, Page 3 and 3 of the Public Records of Orange County, Florida, contains therein 27.20 acres more or less.

CERTIFICATE OF SURVEY

The undersigned being a licensed and registered surveyor, authorized to practice in the State of Florida, does hereby certify that a survey and map of the above described lot and further that the same, this plan, as shown on Exhibit A, consisting of sheets 1 through 3, inclusive, is a true and correct graphic description of improvements contained in Declaration of Condominium, Registration Plan, as required by Florida Statutes 718.101 to 718.117 of the time of recording the building shown on this exhibit are not complete. A accurate certification will be filed at the time of completion of said building.

[Signature]
 Surveyor

[Signature]
 Attorney



Exhibit "A" to Deed Page 1 of 4

Any and all right, title and interest in the property described in the preceding 3 pages of this Exhibit A including but not limited to the following:

Florida Center, Unit 6, Plat Book 5, Pages 2 and 3, Beginning 70.26 ft. S. 32 deg. E. of INT of NLY line of 70 Ft. drainage esmt. and ELY line of Lot 1, Block A, then run S. 32 deg., E. 217.39 ft., S. 57 deg., W. 25 ft., S. 36 deg., W. 130.28 ft., N. 43 deg., W. 127.53 ft., S. 56 deg, W. 31.27 ft., N. 32 deg, W. 122.69 ft., N. 52 deg., E. 201.96 ft. to point of beginning. O.R. Book 3728, Page 22.

RECORDED & RECORD VERIFIED.

Martha C. Haynie
County Comptroller, Orange Co., FL

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Exhibit "A" to Deed Page 4 of 4