

R/t Chimento

This Instrument Prepared by:  
Mark I. Aronson, Esq.  
Eckert Seamans Cherin & Mellott  
701 Brickell Avenue, 18th Floor  
Miami, Florida 33131

Inst No: 96021080 Date: 12/31/1996  
Doc Stamp-Deed : 0.70  
SYD CROSBY, FLAGLER County  
By: *[Signature]* D.C. Time: 16:58:5

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QUIT-CLAIM DEED

This Quit-Claim Deed is made by **COMMONWEALTH PALM COAST CORPORATION**, a Pennsylvania corporation ("Grantor") whose address is Harborside Inn at Palm Coast, 300 Clubhouse Drive, Palm Coast, Florida 32137, to **SCHOOL BOARD OF FLAGLER COUNTY** ("Grantee"), whose address is 3039 East Highway 100, Bunnell, Florida 32110 and whose identification number is ~~0711387025RP000~~.

Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, remises, releases and quit-claims to Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in Flagler County, Florida:

Reserved Parcel "P" of the subdivision plat of Pine Grove, Section 25, as recorded in Map Book 9, Page 16, of the Public Records of Flagler County, Florida.

Parcel Identification No. 0711387025RP000

Together With all easements, tenements, hereditaments and appurtenances belonging to the land; and

Together With all buildings and other improvements now or hereafter located on the land; and

Together With all of Grantor's right, title and interest, if any, in and to the streets, avenues, roads, ways, alleys, waterways and canals, open and proposed, in front of or adjoining the land;

To Have And To Hold together with all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor in and to the above described property, either in law or in equity, to Grantee and Grantee's heirs, successors and assigns forever.

DONATION - MINIMUM DOCUMENTARY STAMP TAX AFFIXED

Grantor has caused this instrument to be duly executed in its name, and its corporate seal to be affixed to this instrument, by its duly authorized officer, on December 30, 1996.

Signed, sealed and delivered in the presence of:

[Signature]  
Print Name: John Brothers

[Signature]  
Print Name: Necker Seaman

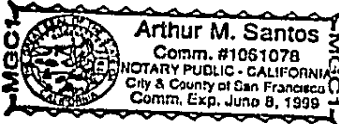
COMMONWEALTH PALM COAST CORPORATION, a Pennsylvania corporation

By: [Signature]  
Name: Harold E. Silm  
Its: VP

STATE OF CALIFORNIA )  
                                  )SS  
COUNTY OF SAN FRANCISCO

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 1996 by RONALD E. SILVA, as VICE-PRESIDENT of Commonwealth Palm Coast Corporation, a Pennsylvania corporation, on behalf of the corporation. He/She is personally known to me or has produced CA DRIVER LICENSE as identification and did not take an oath.

[Signature]  
Name: ARTHUR M. SANTOS  
Commission No.: 1061078  
Notary Public



My commission expires: 6/8/99