

REGAL MARINE INDUSTRIES - BOUNDARY SURVEY PARCELS



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Detail by Entity Name

Florida Profit Corporation
KUCK MANAGEMENT, INC.

Filing Information

Document Number P00000037931
FEI/EIN Number 59-3666197
Date Filed 04/14/2000
Effective Date 04/15/2000
State FL
Status ACTIVE

Principal Address

2300 JETPORT DRIVE
ORLANDO, FL 32809

Mailing Address

2300 JETPORT DRIVE
ORLANDO, FL 32809

Registered Agent Name & Address

KUCK, DUANE
2300 JETPORT DRIVE
ORLANDO, FL 32809

Name Changed: 04/23/2007

Officer/Director Detail

Name & Address

Title VP

KUCK, TIMOTHY
2300 JETPORT DRIVE
ORLANDO, FL 32809

Title P

KUCK, DUANE
2300 JETPORT DRIVE
ORLANDO, FL 32809

Annual Reports

Report Year	Filed Date
2020	04/24/2020
2021	03/16/2021
2022	04/14/2022

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Detail by Entity Name

Florida Limited Liability Company
LEGACY HOLDINGS, LLC

Filing Information

Document Number	L05000051363
FEI/EIN Number	20-4770747
Date Filed	05/23/2005
Effective Date	05/16/2005
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	06/25/2009
Event Effective Date	NONE

Principal Address

2300 JETPORT DRIVE
ORLANDO, FL 32809

Mailing Address

2300 JETPORT DRIVE
ORLANDO, FL 32809

Registered Agent Name & Address

KUCK, DUANE
2300 JETPORT DRIVE
ORLANDO, FL 32809

Name Changed: 04/28/2006

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

Title MGR

KUCK, TIMOTHY
2300 JETPORT DRIVE
ORLANDO, FL 32809

Title MGR

KUCK, DUANE

2300 JETPORT DRIVE
ORLANDO, FL 32809

Annual Reports

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Detail by Entity Name

Florida Limited Liability Company
LEGACY LAND, LLC

Filing Information

Document Number L00000008219
FEI/EIN Number 59-3709566
Date Filed 07/07/2000
State FL
Status ACTIVE

Principal Address

2300 JETPORT DRIVE
ORLANDO, FL 32809

Mailing Address

2300 JETPORT DRIVE
ORLANDO, FL 32809

Registered Agent Name & Address

KUCK, DUANE
2300 JETPORT DRIVE
ORLANDO, FL 32809

Name Changed: 04/25/2006

Authorized Person(s) Detail

Name & Address

Title MGRM

KUCK, TIMOTHY
2300 JETPORT DRIVE
ORLANDO, FL 32809

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Report Year	Filed Date
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Detail by Entity Name

Florida Limited Partnership
 MARKETING BUSINESS ASSOCIATES, LTD.

Filing Information

Document Number A15130
FEI/EIN Number 59-2335191
Date Filed 08/16/1983
State FL
Status ACTIVE
Last Event CORPORATE MERGER
Event Date Filed 04/03/2001
Event Effective Date NONE

Principal Address

2300 JETPORT DR
 ORLANDO, FL 32809

Mailing Address

2300 JETPORT DR
 ORLANDO, FL 32809

Registered Agent Name & Address

KUCK, DUANE PD
 2300 JETPORT DRIVE
 ORLANDO, FL 32809

Name Changed: 04/23/2007

General Partner Detail

Name & Address

Document Number P00000037931

KUCK MANAGEMENT, INC.
 2300 JETPORT DR
 ORLANDO, FL 32809

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11/20/1998 -- ANNUAL REPORT	View image in PDF format
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01/09/1997 -- ANNUAL REPORT	View image in PDF format

THIS DOCUMENT PREPARED BY
AND RETURN TO:
LYNNE R. WILSON, ESQUIRE
ZIMMERMAN, SHUFFIELD, KISER
& SUTCLIFFE, P.A.
P.O. Box 3000
Orlando, FL 32802

Property Appraisers Parcel I.D.
(Folio) Number (s): 31-23-30-0000-00003

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 9th day of October, 1997, by EVV FLORIDA INVESTMENTS, LTD., a Florida limited partnership, whose post office address is 11875 High Tech Avenue, Suite 200, Orlando, Florida 32817, first party, to MARKETING BUSINESS ASSOCIATES, a Florida general partnership, whose post office address is 2300 Jetport Drive, Orlando, Florida 32809, 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 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 \$10.00, 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:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 23 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the South 1/4 corner of said Section 31; thence North 00°08'16" West along the North-South center section line for 3052.43 feet to the North line of an abandoned 100 foot railroad right-of-way and Point of Beginning; thence continue North 00°08'16" West for 1753.10 feet to the southerly right-of-way line of South Frontage Road; thence easterly along said southerly right-of-way line and arc of a circular curve concave southerly, having a radius of 1215.24 feet, a chord bearing of North 66°06'32" East and a central angle of 01°01'49" for 21.85 feet; thence South 00°08'16" East for 864.80 feet; thence South 89°51'44" West for 14.65 feet; thence South 00°08'16" East for 895.46 feet to the aforesaid northerly railroad right-of-way line; thence South 72°49'57" West along said northerly right-of-way line for 5.59 feet to the Point of Beginning.

TO HAVE AND TO HOLD the same together with all the 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 signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

EVV FLORIDA INVESTMENTS, LTD.,
a Florida limited partnership

By: EVV REAL ESTATE CORPORATION a Florida Corporation, its General Partner

By: *Ferdinand C. Seefried*
Ferdinand C. Seefried
Vice President

10 North Parkway Square
4200 Northside Parkway N.W.
Atlanta, Georgia 30327

[Signature]
Printed Name: BOBIE RAKUSIA
Witness

[Signature]
Printed Name: KATHA HANWELL
Witness

STATE OF Florida)
COUNTY OF Orange)
COBB)

OR Bk 5376 Pg 2120
Orange Co FL 1997-0444118
Recorded - Martha O. Haynie

The foregoing instrument was acknowledged before me this 9th day of October, 1997 by Ferdinand C. Seefried, as Vice President of EVV REAL ESTATE CORPORATION, a Florida corporation which is the general partner of EVV FLORIDA INVESTMENTS, LTD., a Florida limited partnership, on behalf of the limited partnership.

David G. Williford
Signature of Notary Public



DAVID G. WILLIFORD
MY COMMISSION # CC366875 EXPIRES
May 20, 1998
BONDED THRU TROY FAH INSURANCE, INC.

Name of Notary Public (Typed,
Printed or stamped)

Personally Known OR Produced Identification

Type of Identification Produced: _____

DEPARTMENT OF REVENUE



INSTR 20070828699
 OR BK 09546 PG 4415 PGS=4
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 12/27/2007 03:23:09 PM
 DEED DOC TAX 11,052.30
 REC FEE 35.50

Prepared by and Return to:
COURTNEY L. MILAM, ESQUIRE
 Shuffield, Lowman & Wilson, P.A.
 Post Office Box 1010
 Orlando, Florida 32802

Property Appraisers Parcel
 Identification (Folio) No.: 31-23-30-0000-00-029

TRUSTEE'S DEED

THIS INDENTURE, made this 21st day of December, 2007, by and between DUANE P. KUCK and TIMOTHY KUCK, as Co-Trustees of THE PAUL M. KUCK REVOCABLE TRUST, dated January 31, 1986, as amended and restated, (herein "party of the first part"), and LEGACY LAND, LLC, a Florida limited liability company, whose address is 2300 Jetport Drive, Orlando, Florida 32809 (herein "party of the second part").

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, conveys to the party of the second part, all that certain parcel of land lying and being in ORANGE County, State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining, and all of the estate, right, title, interest, claim and demand whatsoever, as well in law as in equity, which the party of the first part, had in and to the said premises.

TO HAVE AND TO HOLD the same unto the party of the second part, their successors and assigns forever, as fully and effectually to all intents and purposes in law as the party of the second part might, could or ought to sell and convey the same.

This conveyance is subject to easements, restrictions, reservations and limitations of record and to any road right-of-ways applicable to said described property above and taxes and assessments for the year 2007 and thereafter; however, reference herein shall not reimpose same.

This Deed has been prepared without reference to any title work such as a title commitment, title policy or survey.

The party of the first part does hereby covenant with the party of the second part that the party of the first part has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted real property or any part thereof now or at any time hereinafter shall be impeached charged or encumbered in any manner whatsoever.

Signatures on following page

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed as Trustee, as aforesaid, the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Gelzer
Signature
MARY GELZER
Printed Name of Witness

Dlu
DUANE P. KUCK, as Co-Trustee of THE PAUL M. KUCK REVOCABLE TRUST dated January 31, 1986, as amended and restated

Sandra L. Ellis
Signature
Sandra L. Ellis
Printed Name of Witness

Mary Gelzer
Signature
MARY GELZER
Printed Name of Witness

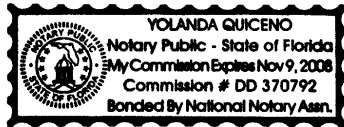
T. K.
TIMOTHY KUCK, as Co-Trustee of THE PAUL M. KUCK REVOCABLE TRUST dated January 31, 1986, as amended and restated

Sandra L. Ellis
Signature
SANDRA ELLIS
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21st day of December, 2007, by DUANE P. KUCK, as Co-Trustee of THE PAUL M. KUCK REVOCABLE TRUST dated January 31, 1986, as amended and restated.

(SEAL)



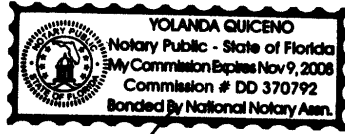
Yolanda Quiceno
Signature of Notary Public
Yolanda Quiceno
Type, Print or Stamp Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21st day of December, 2007, by TIMOTHY KUCK, as Co-Trustee of THE PAUL M. KUCK REVOCABLE TRUST, dated January 31, 1986, as amended and restated.

(SEAL)



Yolanda Quiceno
Signature of Notary Public

Yolanda Quiceno
Type, Print or Stamp Name of
Notary Public

Personally Known OR Produced Identification _____

Type of Identification Produced: _____

EXHIBIT "A"

An undivided fifty eight percent (58%) interest in the following described property:

Parcel A

The East ½ of the NE ¼ of the SE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East; and

Parcel B

Beginning at the Southeast corner of the E ½ of the NE ¼ of the SE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East, run South 30 feet, thence run West 330.82 feet parallel to the South boundary line of said E ½ of the NE ¼ of the SE ¼ of the NW ¼ of said Section to a point 30 feet South of the Southwest corner of said E ½ of the NE ¼ of the SE ¼ of the NW ¼ of said Section, run thence North 30 feet to said Southwest corner, thence run East 330.82 feet along the south boundary line of said E ½ of the NE ¼ of the SE ¼ of the NW ¼ of said Section to the point of beginning.

Parcel C

Begin at the NW corner of the E ½ of the NE ¼ of the SE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East, run South along the west boundary of said E ½ of NE ¼ of SE ¼ of NW ¼ for 664.25', continue South 30', thence run West 13', thence North 694.25' to the North line of the NE ¼ of SE ¼ of NW ¼ and run thence 13' East to the Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS FOR INGRESS AND EGRESS:

Easement No. One

Commence from the NW corner of the E ½ of the NE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East, thence run South 664.25 feet to the point of beginning, thence run South 664.25 feet to the SW corner of the E ½ of the NE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East, thence run West 30 feet, thence North 664.25 feet to a point 30 feet West of the point of beginning, thence run East 30 feet to the point of beginning.

Easement No. Two

Commence from the NE corner of the West ½ of the SE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East, run South 30 feet, run West 30 feet, run North 30 feet to a point 30 feet West of the Point of Beginning, run 30 feet East to the Point of Beginning.

Easement No. Three

Commence at the Southwest corner of the E ½ of the NE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East, thence run East 330.54 feet, thence South 30 feet, thence run West 330.54 feet to a point 30 feet South of the point of beginning, thence run North 30 feet to the point of beginning.

Easement No. Four

West 10 feet of East ½ of SE ¼ of NE ¼ of NW ¼ (Less State Road Right-of-way on North).
Section 31, Township 23 South, Range 30 East.



INSTR 20070828701
 OR BK 09546 PG 4424 PGS=3
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 12/27/2007 03:23:09 PM
 DEED DOC TAX 0.70
 REC FEE 27.00

This Instrument Prepared by
 and Returned to:
COURTNEY L. MILAM, ESQUIRE
 Shuffield, Lowman & Wilson, P.A.
 1000 Legion Place, Suite 1700
 Orlando, Florida 32801

Property Appraisers Parcel
 Identification (Folio) No.: 31-23-30-0000-00-027

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 21st day of December, A.D. 2007, by DUANE P. KUCK and TIMOTHY KUCK, as Co-Personal Representatives of THE ESTATE OF PAUL M. KUCK, deceased, as to an undivided forty percent (40%) interest, and PAMELA KUCK BIDDLE, DUANE P. KUCK and TIMOTHY KUCK, as joint tenants with the right of survivorship, as to an undivided sixty percent (60%) interest (collectively the "first party"), to MARKETING BUSINESS ASSOCIATES, LTD., a Florida limited partnership, whose address is 2300 Jetport Drive, Orlando, Florida 32809 (the "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 \$10.00, 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:

From the Southeast corner of the E ½ of the NE ¼ of the SE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East, run South 30.00 feet along the East boundary of the NW ¼ of said Section 31; thence S 89°45'38"W, 65.00 feet, along a line parallel with the South boundary of the aforesaid E ½ for the POINT OF BEGINNING; thence continue S 89°45'38" W, 265.65 feet, along said parallel line, to the West boundary of the E ½ of the SE ¼ of the NW ¼ of said Section 31; thence continue S 89°45'38" W, 13.00 feet, along said parallel line; thence S 00°01'20" W, 427.68 feet, along a line parallel with said West boundary, to a point on a line parallel with and 50.00 feet Northerly of, when measured at right angles to, the centerline of the existing railroad tracks of the Seaboard System Railroad (formerly known as Seaboard Coastline Railroad), as said tracks are now laid out and exist; thence N 72°58'16" E, 291.60 feet, along said parallel line, to a point on a line parallel with and 65.00 feet West of, when measured at right angles to the aforesaid East boundary of the NW ¼ of Section 31; thence North 343.45 feet, along said parallel line to the POINT OF BEGINNING.

THE PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE FIRST PARTY NOR CONTIGUOUS THERETO

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.

This conveyance is subject to easements, restrictions, reservations and limitations of record and to any road right-of-ways applicable to said described property above and taxes and assessments for the year 2007 and thereafter; however, reference herein shall not reimpose same.


This Deed has been prepared without reference to any title work such as a title commitment, title policy or survey.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Signature

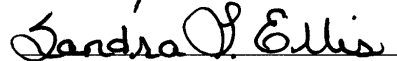
MARY GETZLER
Printed Name of Witness


Signature

Sandra L. ELLIS
Printed Name of Witness


Signature


MARY GETZLER
Printed Name of Witness


Signature

Sandra L. Ellis
Printed Name of Witness


Signature

MARY GETZLER
Printed Name of Witness


Signature


Sandra L. ELLIS
Printed Name of Witness



DUANE P. KUCK, individually, and as
Co-Personal Representative of THE
ESTATE OF PAUL M. KUCK, deceased



TIMOTHY KUCK, individually, and as
Co-Personal Representative of THE
ESTATE OF PAUL M. KUCK, deceased

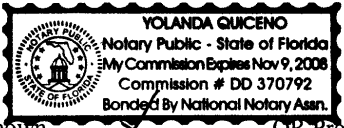


PAMELA KUCK BIDDLE

STATE OF Florida
COUNTY OF Orange

The foregoing was acknowledged before me this 21st day of December 2007, by DUANE P. KUCK, individually, and as Co-Personal Representative of THE ESTATE OF PAUL M. KUCK, deceased.

(Seal)



Yolanda Quiceno
Signature of Notary Public

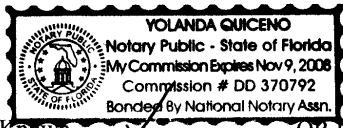
Print Name: Yolanda Quiceno

Personally Known OR Produced Identification _____
Type of Identification Produced _____

STATE OF Florida
COUNTY OF Orange

The foregoing was acknowledged before me this 21st day of December 2007, by TIMOTHY KUCK, individually, and as Co-Personal Representative of THE ESTATE OF PAUL M. KUCK, deceased.

(Seal)



Yolanda Quiceno
Signature of Notary Public

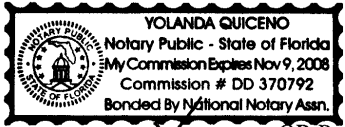
Print Name: Yolanda Quiceno

Personally Known OR Produced Identification _____
Type of Identification Produced _____

STATE OF Florida
COUNTY OF Orange

The foregoing was acknowledged before me this 21st day of December 2007, by PAMELA KUCK BIDDLE, individually.

(Seal)



Yolanda Quiceno
Signature of Notary Public

Print Name: Yolanda Quiceno

Personally Known OR Produced Identification _____
Type of Identification Produced _____

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

William R. Lowman, Jr., ESQUIRE
ZIMMERMAN, SHUFFIELD, KISER
& SUTCLIFFE, P.A.
P.O. Box 3000
Orlando, FL 32802

Property Appraisers Parcel I.D.
(Folio) Numbers: 5279257

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 20th day of April, 2000, by **MARKETING BUSINESS ASSOCIATES**, a Florida General Partnership, n/k/a **MARKETING BUSINESS ASSOCIATES, LTD.**, a Florida Limited Partnership, whose post office address is 2300 Jetport Drive, Orlando, FL 32809, **GRANTOR**, to **MARKETING BUSINESS ASSOCIATES, LTD.**, a Florida Limited Partnership, whose post office address is 2300 Jetport Drive, Orlando, FL 32809, **GRANTEE**:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said **GRANTOR**, for and in consideration of \$10.00 the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the **GRANTEE**, their heirs 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 the County of **ORANGE**, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

This deed has been prepared without reference to any title work such as a title commitment, title policy or survey.

TO HAVE AND TO HOLD the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the **GRANTOR**, either in law or equity, to the only proper use, benefit and behalf of **GRANTEE** forever.
This deed is given for the sole purpose of complying with Section 620.8904 Florida Statutes.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

MARKETING BUSINESS ASSOCIATES, n/k/a
MARKETING BUSINESS ASSOCIATES, LTD

Signed, sealed and delivered
in presence of:

By: *Paul M. Kuck*
Paul M. Kuck
General Partner

Patty Pennington
Printed Name: Patty Pennington
Witness

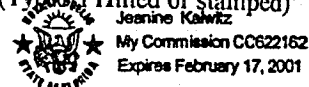
Colleen M. Thomas
Printed Name: Colleen Thomas
Witness

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20 day of April, 2000, by Paul M. Kuck, General Partner of Marketing Business Associates, n/k/a Marketing Business Associates, Ltd.

Jeanine Kalwitz
Signature of Notary Public

Jeanine Kalwitz
Name of Notary Public (Typed, Printed or stamped)



Personally Known OR Produced Identification
Type of Identification Produced: _____

EXHIBIT "A"

Parcel 1 (31-23-30-0000-00-001)

That part of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 23 South, Range 30 East, Orange County, described as follows:

From the Northeast corner of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 23 South, Range 30 East, Orange County, Florida, run South 00 degrees 01 minutes 20 seconds West 30.00 feet along the East boundary of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 31 to a point on a line parallel with 30.00 feet South of, when measured at right angles to, the North boundary of said West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4; thence run South 89 degrees 44 minutes 14 seconds West 13.00 feet along said parallel line for the Point of Beginning; thence continue South 89 degrees 44 minutes 14 seconds West 10.00 feet to a point on a line parallel with and 23.00 feet West of, when measured at right angles to, the aforesaid East boundary of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4; thence run South 00 degrees 01 minutes 20 seconds West 1094.72 feet along said parallel line to a point on a line parallel with and 50.00 feet Northerly of, when measured at right angles to, the center line of the existing railroad tracks of the Seaboard System Railroad (formerly known as Seaboard Coast Line Railroad) as said tracks are now laid out and exist, thence run North 72 degrees 58 minutes 16 seconds East 10.45 feet along said parallel line to a point on a line parallel with and 13.00 feet West of, when measured at right angles to the aforesaid East boundary of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4; thence run North 00 degrees 01 minutes 20 seconds East 1091.70 feet along said parallel line to the Point of Beginning.

AND:

That part of the West 20 feet of the East 43 feet of the West 1/2 of the E 1/2 of the SE 1/4 of the NW 1/4 of Section 31, Township 23 South, Range 30 East, lying northerly of a line parallel with and 50 feet northerly of, when measured at right angles to, the center line of the existing railroad tracks of the Seaboard System Railroad (formerly known as Seaboard Coastline Railroad), as said tracks are now laid out and existing;

AND ALSO:

The North 30 feet of the West 10 feet of the East 23 feet of the West 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 31, Township 23 South, Range 30 East.

Parcel 3 (31-23-30-0000-00-004)

Recorded - Martha D. Haynie

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 23 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the South 1/4 corner of said Section 31; thence North $00^{\circ}08'16''$ West along the North-South center section line for 3052.43 feet to the North line of an abandoned 100 foot railroad right-of-way and Point of Beginning; thence continue North $00^{\circ}08'16''$ West for 1753.10 feet to the southerly right-of-way line of South Frontage Road; thence easterly along said southerly right-of-way line and arc of a circular curve concave southerly, having a radius of 1215.24 feet, a chord bearing of North $66^{\circ}06'32''$ East and a central angle of $01^{\circ}01'49''$ for 21.85 feet; thence South $00^{\circ}08'16''$ East for 864.80 feet; thence South $89^{\circ}51'44''$ West for 14.65 feet; thence South $00^{\circ}08'16''$ East for 895.46 feet to the aforesaid northerly railroad right-of-way line; thence South $72^{\circ}49'57''$ West along said northerly right-of-way line for 5.59 feet to the Point of Beginning.

ORANGE COUNTY
329106

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
OCT 20 '83
972.00
PB 10529

This instrument was prepared by:
JOHN E. HATCHER, JR., of

RETURN TO → JOHN E. HATCHER, JR., P.A.
P.O. Box 1550
WINTER GARDEN, FLORIDA 32787

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

2018677 ORANGE CO., FL OCT 20 12 51 PM '83 O.R. 3432 PG 332

500

This Indenture, Made this 20th day of October 1983, Between
LAMA CORPORATION, a Florida corporation, and ALBERT I. KATZ and SUSI H. KATZ, his wife,

of the County of Orange, State of Florida, grantor*, and
MARKETING BUSINESS ASSOCIATES, LTD, a Florida limited partnership,

whose post office address is 2300 Jetport Drive, Orlando, Florida 32809,

of the County of Orange, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of _____
Ten and No/100 _____ Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida, to-wit:

972.00

From the SE corner of the NE 1/4 of the NW 1/4 of Section 31, Township 23, South Range 30 East, run N 00°02'15" W, along the East boundary of the NW 1/4 of said Sec. 31, 739.56 feet; thence S 61°19'10" W, 158.71 feet; thence S 89°37'53" W, 190.73 feet; thence S 00°00'35" W, 91.72 feet to the Point of Beginning; thence S 00°00'35" W, 572.14 feet; thence S 89°42'22" W, 330.57 feet; thence N 00°02'50" E, 393.12 feet; thence N 61°19'10" E, 376.52 feet to the Point of Beginning.

SUBJECT TO taxes after December 31, 1982, and to easements and restrictions of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Handwritten signatures of Lillian La Bellman, Albert I. Katz, and Susi H. Katz]

LAMA CORPORATION (Seal)
By: *[Signature]* President (Seal)
Albert I. Katz (Seal)
Susi H. Katz (Seal)

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared LILLIAN LA BELLMAN, President of LAMA CORPORATION, a Florida corporation, on behalf of the corporation, and ALBERT I. KATZ and SUSI H. KATZ, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of October 19 83.

[Signature: Karlene A. Smith]
Notary Public

My commission expires:

Notary Public State of Florida at Large
My Commission expires Jan. 13, 1987

RECORDED & RECORD VERIFIED

[Signature: Thomas P. Fisher]
County Comptroller, Orange Co., FL

This Indenture, Made this 10th day of June, A. D. 19 86.

Between JET PORT COMMERCE CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP

of the County of ORANGE and State of FLORIDA
part y of the first part, and MARKETING BUSINESS ASSOCIATES, LTD.,
whose mailing address is FLORIDA LIMITED PARTNERSHIP

2300 JET PORT DRIVE, ORLANDO, FLORIDA, 33809
of the County of ORANGE and State of FLORIDA

Witnesseth, that the said part y of the first part, for and
in consideration of the sum of TEN (\$10.00) Dollars, and other good
and valuable considerations to day in hand paid, the receipt whereof is hereby acknowl-
edged, has granted, bargained, sold and conveyed, and by these presents do es grant, bar-
gain, sell, convey and confirm unto the said part y of the second part and its heirs
and assigns forever, all that certain parcel of land lying and being in the County of Orange
and State of Florida, more particularly described as follows:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4
OF SECTION 31, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH
89°36'50" WEST, ALONG THE SOUTH LINE OF THE SW 1/4 OF THE NE 1/4
OF THE NW 1/4 OF SAID SECTION 31, A DISTANCE OF 275.35 FEET;
THENCE NORTH 08°32'34" WEST, A DISTANCE OF 229.38 FEET TO A
POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BEE LINE
CONNECTOR; THENCE NORTH 61°20'14" EAST, ALONG SAID LINE A
DISTANCE OF 351.70 FEET; THENCE SOUTH 00°07'06" EAST, A
DISTANCE OF 393.69 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

- (1) TAXES FOR 1986;
(2) ALL EASEMENTS AND ENCUMBRANCES OF RECORD, INCLUDING BUT
NOT LIMITED TO TENANTS IN POSSESSION.

2538701 ORANGE CO. FL.
03:51:40PM 06/12/86

Florida Rec Fee \$ 7.00
Doc Tax \$ 5417.00
Int Tax \$
Total \$ 5426.00
THOMAS H. LOCKER,
Orange County
Comptroller
By [Signature]
Deputy Clerk

OR3797 PG2742

Together with all the tenements, hereditaments and appurtenances, with every privilege, right,
title, interest and estate, dower and right of dower, reversion, remainder and easement thereto
belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said part y of the first part do es covenant with the said part y of the
second part that it is lawfully seized of the said premises, that they are free from
all encumbrances except those of record and that it has good right and law-
ful authority to sell the same; and the said part y of the first part do es hereby fully warrant
the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part y of the first part ha s hereunto set its
hand and seal the day and year above written.

JET PORT COMMERCE CENTER, LTD.: , A FLORIDA
LIMITED PARTNERSHIP

Signed, sealed and delivered in our presence:

[Signatures of witnesses]

[Signatures of Michael S. Weiner and Terence Isakov, General Partners]

This instrument prepared by: RICHARD E. DEUTCH, ESQUIRE
MICHAEL S. WEINER & ASSOCIATES, P.A.
Address 1177 N.E. 8TH STREET, SUITE #407
DELRAY BEACH, FLORIDA 33444

Return: John E. Hatcher, Jr. P.O. Box 1550, Winter Garden, FL 32787

State of Florida
County of Palm Beach

OR3797 PG2743

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

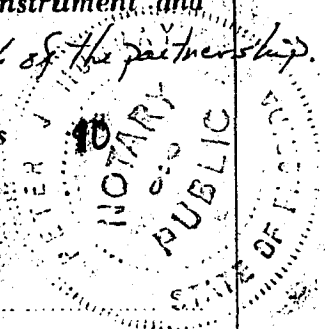
Michael S. Weiner & Terence Isakov, General Partners,
of Jet Port Commerce Center, Ltd.,
to me known to be the persons described in and who executed the foregoing instrument, and

they acknowledged before me that they executed the same on behalf of the partnership.

Witness my hand and official seal in the County and State last aforesaid this

day of June, A. D. 1986.

x *[Signature]*
Notary Public,
My commission expires



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JULY 31, 1988
BONDED THRU GENERAL INS. UND.

Warranty Deed

RAMCO FORM 4

TO

Date

Abstract of Description

(CA)

RECORDED & RECORD VERIFIED

Thomas H. Locke
County Comptroller, Orange Co., FL

Florida	Paid	THOMAS H. LOCKER,
Rec Fee	\$ 9.00	Orange County
Doc Tax	\$.50	Comptroller
Int Tax	\$	By <u> </u>
Total	\$ 9.50	Deputy Clerk

WARRANTY DEED

THIS INDENTURE, Made this 16th day of September, 1986

MARKETING BUSINESS ASSOCIATES, LTD., a Florida limited partnership, whose principal place of business is at Orlando, Florida

whose post office address is 2300 Jetport Drive, Orlando, Florida 32809, grantors, and

ABM, LTD., a Florida limited partnership, whose principal place of business is at Orlando, Florida

whose post office box address is 2300 Jetport Drive, Orlando, Florida 32809, grantee.

WITNESSETH, That grantors, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to grantors in hand paid by grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the grantee, the grantee's heirs, successors, and assigns forever, the following described land, situate, lying and being in Orange County, Florida, to-wit:

The South 362.22 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 23 South, Range 30 East.

SUBJECT TO easements and restrictions of record, and to taxes after December 31, 1985 ;

and grantors hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan Denton
Pamela Jay Armitage

Paul Kuck
Paul Kuck

2604083 ORANGE CO. FL.
11:06:40AM 09/23/86

O.R. 3822 PG 340

Abeorman Section 31 & 32

STATE OF FLORIDA

O.R. 3822 PG 341

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this
16th day of September, 1986 by PAUL KUCK.

Janet Lee Rosen
Notary Public
My commission expires:

Notary Public; State of Florida at Large
My Commission Expires June 27, 1989
Bonded BY Iowa National Ins. Co.

Prepared by and return to:

SUSAN V. WHEELER
P.O. Box 231
Orlando, Florida 32802

RECORDED & RECORD VERIFIED

Thomas H. Locke
County Comptroller, Orange Co., FL

This document is being re-recorded to include
Exhibit "A"
THIS DOCUMENT PREPARED BY
AND RETURN TO:
LYNNE R. WILSON
ZIMMERMAN, SHUFFIELD, KISER
& SUTCLIFFE, P.A.
P.O. Box 3000
Orlando, FL 32802

Orange Co FL 1997-0082133
031197 12:33:43pm
OR Bk 5214 Pg 2454
Rec 10.50 DSC 857.50



Property Appraisers Parcel I.D.
(Folio) Number (s): 31-23-30-0000-00017

Orange Co FL 1997-0105255
032797 10:55:35am
OR Bk 5223 Pg 4743
Rec 19.50

WARRANTY DEED

THIS WARRANTY DEED made this February 20th, 1997, by JAMES M. HYATT, joined by his wife, LINDA C. HYATT, whose post office address is 2200 Jet Port Drive, Orlando, Florida 32809, hereinafter called the grantor, to REGAL MARINE INDUSTRIES, INC., A FLORIDA CORPORATION, whose post office address is 2300 Jetport Drive, Orlando, Florida 32809, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H:

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, remises, releases, conveys and confirms unto the grantee, all that certain land situate in ORANGE County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

Subject to that certain easement executed by Hi-Field, Inc., in favor of Florida Power Corporation, recorded June 30, 1970, in Official Records Book 1960, Page 212, Public Records of Orange County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in our Presence:

Donna M. DeFazio
Printed Name: DONNA M. DEFAZIO
Witness

James M. Hyatt
JAMES M. HYATT

Lynn H. Smith
Printed Name: Lynn H. Smith
Witness

Donna M. DeFazio
Printed Name: DONNA M. DEFAZIO
Witness

Linda C. Hyatt
LINDA C. HYATT

Ley H. Smith
Printed Name: Ley H. Smith
Witness

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this
February 26, 1997, by JAMES M. HYATT and LINDA C. HYATT.

Ley H. Smith
Signature of Notary Public

Notary Public
Name of Notary Public Typed, Ley H. Smith
Printed Name of Notary Public Stamped, Ley H. Smith
Commission No. CC 612376
My Commission Exp. 1/8/2001
Bonded Through Fla. Notary Service & Bonding Co.

Personally Known Yes OR Produced Identification

Type of Identification Produced: _____

Notary Public
Ley H. Smith
Notary Public, State of Florida
Commission No. CC 612376
My Commission Expires 1/8/2001
Bonded Through Fla. Notary Service & Bonding Co.

EXHIBIT "A"

OR Bk 5223 Pg 4745
Orange Co FL 1997-0105255

A portion of the Southeast Quarter of the Northwest Quarter of Section 31, Township 23 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 31, Township 23 South, Range 30 East, Orange County, Florida; thence run South 89 degrees 31 minutes 52 seconds West along the North line of said Southeast Quarter of the Northwest Quarter, a distance of 343.39 feet, thence, departing said North line, run South 00 degrees 05 minutes 32 second East, a distance of 30.00 feet for a POINT OF BEGINNING; thence continue South 00 degrees 05 minutes 32 seconds East, a distance of 416.08 feet, thence North 88 degrees 52 minutes 51 seconds West, parallel with an overhead power line, a distance of 81.96 feet; thence North 00 degrees 55 minutes 28 seconds East, along a projection of a 6 foot chain link fence, a distance of 385.31 feet; thence North 42 degrees 00 minutes 41 seconds West, a distance of 38.22 feet; thence North 89 degrees 31 minutes 52 seconds East, a distance of 100.64 feet to the POINT OF BEGINNING.

LESS AND EXCEPT therefrom that portion conveyed by JAMES M. HYATT and LINDA C. HYATT, his wife, to Marketing Business Associates, a Florida general partnership, by Warranty Deed recorded November 19, 1985, in Official Records Book 3715, Page 671, described as follows:

That part of the West 20 feet of the East 43 feet of the West Half of the East Half of the Southeast Quarter of the Northwest Quarter of Section 31, Township 23 South, Range 30 East, lying Northerly of a line parallel with and 50 feet Northerly of, when measured at right angles to, the center line of the existing railroad tracks of the Seaboard System Railroad (formerly known as Seaboard Coastline Railroad), as said tracks are now laid out and existing.

AND ALSO

The North 30 feet of the West 10 feet of the East 23 feet of the West Half of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 31, Township 23 South, Range 30 East.

ALSO LESS AND EXCEPT therefrom that portion conveyed by JAMES M. HYATT and LINDA C. HYATT, his wife, to PAUL KUCK and CAROL KUCK, his wife, recorded July 3, 1984, in Official Records Book 3533, Page 402, described as follows:

That part of the Southeast Quarter of the Northwest Quarter of Section 31, Township 23 South, Range 30 East, Orange County, Florida, described as follows:

From the Northeast corner of the West Half of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 31, Township 23 South, Range 30 East, Orange County, Florida, run South 00 degrees 01 minutes 20 seconds West 30.00 feet along the East boundary of the West Half of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 31 to a point on a line parallel with and 30.00 feet South of, when measured at right angles to, the North boundary of said West Half of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter; thence run South 89 degrees 44 minutes 14 seconds West 13.00 feet along said parallel line for the POINT OF BEGINNING; thence continue South 89 degrees 44 minutes 14 seconds West 10.00 feet to a point on a line parallel with and 23.00 feet West of, when measured at right angles to, the aforesaid East boundary of the West Half of the East Half of the Southeast Quarter of the Northwest Quarter; thence run South 00 degrees 01 minutes 20 seconds West 1094.72 feet along said parallel line to a point on a line parallel with and 50.00 feet Northerly of, when measured at right angles to, the center line of the existing railroad tracks of the Seaboard System Railroad (formerly known as Seaboard Coast Line Railroad) as said tracks are now laid out and exists; thence run North 72 degrees 58 minutes 16 seconds East 10.46 feet along said parallel line to a point on a line parallel with and 13.00 feet West of, when measured at right angles to, the aforesaid East boundary of the West Half of the East Half of the Southeast Quarter of the Northwest Quarter; thence run North 00 degrees 01 minutes 20 seconds East 1091.70 feet along said parallel line to the POINT OF BEGINNING.

THE REAL PROPERTY DESCRIBED HEREIN MAY ALSO BE DESCRIBED AS SET FORTH IN EXHIBIT "A-1" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "A-1"

A portion of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 23 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Southeast 1/4 of the Northwest 1/4 of Section 31, Township 23 South, Range 30 East, Orange County, Florida; thence run S89°31'52"W along the North line of said Southeast 1/4 of the Northwest 1/4, a distance of 373.39 feet; thence, departing said North line, run S00°05'32"E, a distance of 30.00 feet for a Point of Beginning; thence continue S00°05'32"E, a distance of 415.25 feet; thence N88°52'51"W, parallel with an overhead power line, a distance of 51.95 feet; thence N00°55'28"E, along a projection of a 6 foot Chain Link fence, a distance of 385.31 feet; thence N42°00'41"W, a distance of 38.22 feet; thence N89°31'25"E, a distance of 70.64 feet to the Point of Beginning.

Contains 0.468 acres, more or less.

DR Bk 5223 Pg 4746
Orange Co FL 1997-0105255

Recorded - Martha O. Haynie



WARRANTY DEED

This instrument was prepared by and return to: Peter N. Smith, Esq. Florida Bar No. 0113039 Gurney & Handley, P. A. Attorneys At Law 225 E. Robinson Street Suite 450, PO Box 1273 Orlando FL 32802



INSTR 20030018350 OR BK 06739 PG 4029 MARTHA O. HAYNIE, COMPTROLLER ORANGE COUNTY, FL 01/10/2003 03:26:44 PM DEED DOC TAX 4,900.00 REC FEE 6.00 LAST PAGE

Property Appraisers Parcel I.D. Number(s): 31-23-30-000-00-017

THIS WARRANTY DEED made the 10th day of January A.D. 2003 by JAMES M. HYATT and LINDA C. HYATT, his Wife, hereinafter called the grantor, to LEGACY LAND EXCHANGE, L.L.C., a Louisiana Limited Liability Company, whose post office address is c/o Regal Marine Industries, Inc., 2300 Jetport Drive, Orlando, Florida 32809, hereinafter called grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: 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, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

West half of East half of Southeast quarter of Northwest quarter of Section 31, Township 23, South, Range 30 East, Orange County, Florida, lying North of railroad and U.S. right of way (less East 43 feet thereof and less commence at the Northeast corner of Southeast quarter of Northwest quarter of Section 31, run West 373.39 feet; thence South 30 feet for point of beginning, thence South 415.25 feet, thence West 51.95 feet, thence North 385.31 feet, thence North 42 degrees West 38.22 feet, thence East 70.64 feet to point of beginning).

Subject to easements and restrictions of record, if any, but this reference thereto shall not operate to reimpose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and to HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of two witnesses:

[Signature] DWIGHT I. COOL Printed Name:

[Signature] Linda R. McDonald Printed Name: Linda R. McDonald

[Signature] DWIGHT I. COOL Printed Name:

[Signature] Linda R. McDonald Printed Name: Linda R. McDonald

[Signature] JAMES M. HYATT PO Box 494 Oak Hill, FL 32759

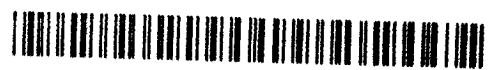
[Signature] LINDA C. HYATT PO Box 494 Oak Hill, FL 32759

STATE OF FLORIDA)) ss: COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 10th day of January, 2003, by JAMES M. HYATT and LINDA C. HYATT, his wife, who are personally known to me or who have produced Driver License as identification and who did not take an oath.

(NOTARIAL SEAL) LINDA R. McDONALD MY COMMISSION # DD 019105 EXPIRES: April 20, 2005 1-800-3-NOTARY FL-Notary Service & Bonding, Inc.

[Signature] Name: Linda R. McDonald (Type or print) Notary Public My commission expires: 4-20-05



INSTR 20070828702
 OR BK 09546 PG 4427 PGS=3
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 12/27/2007 03:23:09 PM
 DEED DOC TAX 0.70
 REC FEE 27.00

This Instrument Prepared by
 and Returned to:
COURTNEY L. MILAM, ESQUIRE
 Shuffield, Lowman & Wilson, P.A.
 1000 Legion Place, Suite 1700
 Orlando, Florida 32801

Property Appraisers Parcel
 Identification (Folio) No.: 31-23-30-0000-00-011

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 21st day of December, A.D. 2007, by DUANE P. KUCK and TIMOTHY KUCK, as Co-Personal Representatives of THE ESTATE OF PAUL M. KUCK, deceased (the "first party"), to MARKETING BUSINESS ASSOCIATES, LTD., a Florida limited partnership, whose address is 2300 Jetport Drive, Orlando, Florida 32809 (the "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 \$10.00, 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:

From the Southeast corner of the NE ¼ of the NW ¼ of Section 31, Township 23 South, Range 30 East, run N 00°02'15" W along the East boundary of the NW ¼ of said Section 31, a distance of 739.56 feet to the Point of Beginning; run thence S 61°19'10" W, 158.71 feet; thence N 89°37'53" E, 139.29 feet; thence N 00°02'15" W, 75.27 feet to the Point of Beginning.

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.

This conveyance is subject to easements, restrictions, reservations and limitations of record and to any road right-of-ways applicable to said described property above and taxes and assessments for the year 2007 and thereafter; however, reference herein shall not reimpose same.

This Deed has been prepared without reference to any title work such as a title commitment, title policy or survey.

Signatures on following page

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Beltzer
Signature

MARY BELTZER
Printed Name of Witness

Sandra L. Ellis
Signature

Sandra L. ELLIS
Printed Name of Witness

Mary Beltzer
Signature

MARY BELTZER
Printed Name of Witness

Sandra L. Ellis
Signature

Sandra L. ELLIS
Printed Name of Witness

Duane P. Kuck

DUANE P. KUCK, as Co-Personal Representative of THE ESTATE OF PAUL M. KUCK, deceased

Timothy Kuck

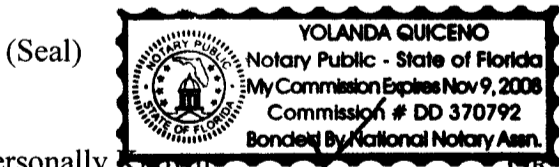
TIMOTHY KUCK, as Co-Personal Representative of THE ESTATE OF PAUL M. KUCK, deceased

STATE OF Florida
COUNTY OF Orange

The foregoing was acknowledged before me this 21st day of December 2007, by DUANE P. KUCK, as Co-Personal Representative of THE ESTATE OF PAUL M. KUCK, deceased.

Yolanda Quiceno
Signature of Notary Public

Print Name: Yolanda Quiceno



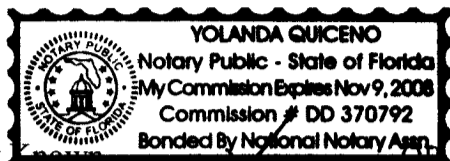
Personally Known OR Produced Identification
Type of Identification Produced _____

STATE OF Florida
COUNTY OF Orange

The foregoing was acknowledged before me this 21st day of December 2007, by TIMOTHY KUCK, as Co-Personal Representative of THE ESTATE OF PAUL M. KUCK, deceased.

Yolanda Quiceno
Signature of Notary Public

(Seal)



Print Name: Yolanda Quiceno

Personally Present Produced Identification _____
Type of Identification Produced _____